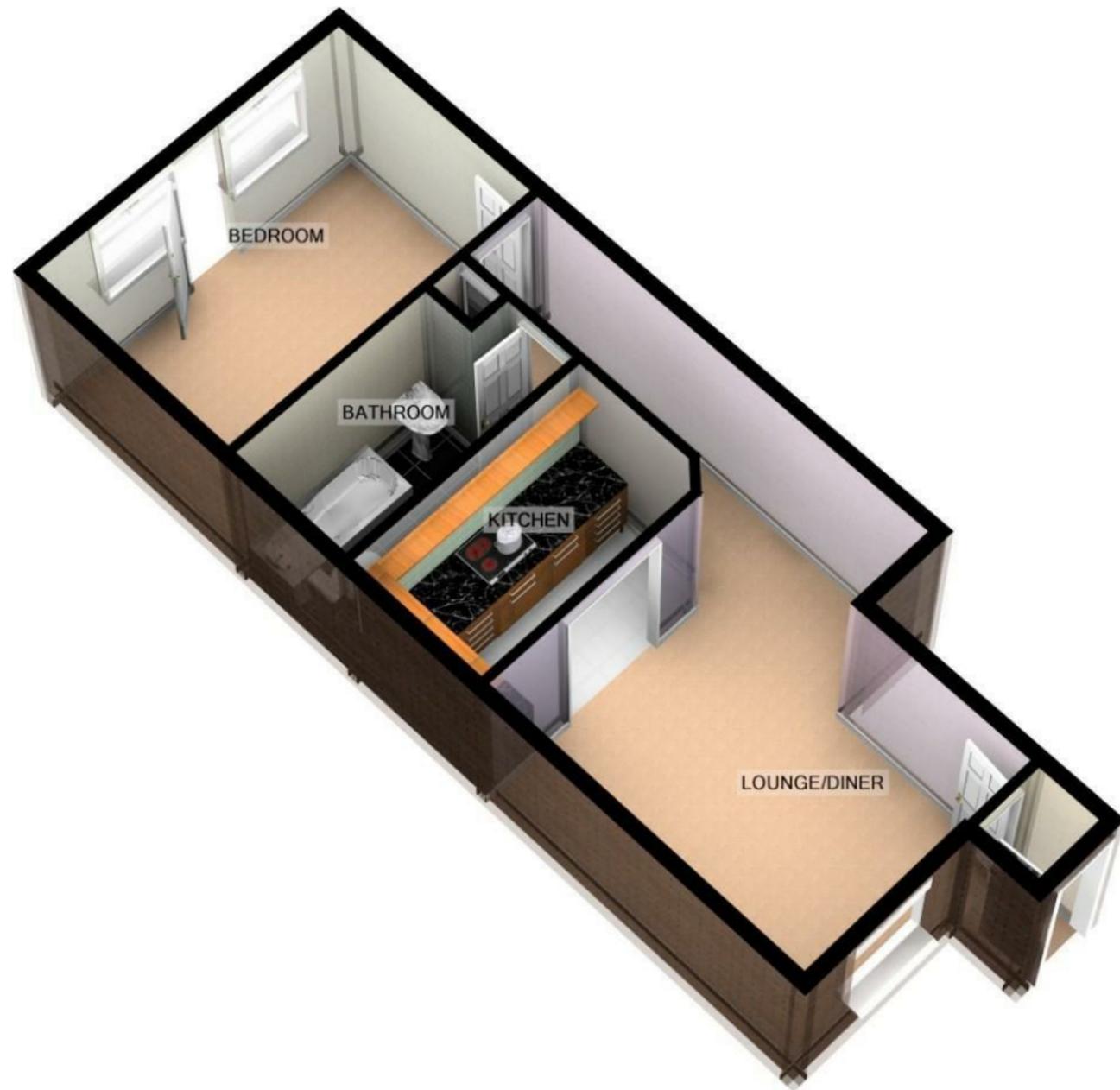


Avalon Court, Rothwell NN14 6DD



TOTAL APPROX. FLOOR AREA 400 SQ.FT. (37.2 SQ.M.)



Avalon Court, Rothwell NN14 6DD

- One Double Bedroom
- Allocated Parking Space
- Heated
- Upvc Double Glazed
- Please note the Video View show in this advert is a design example only
- Approx floor area 40sq.m (431 sq.ft)

PRICE
£625
PCM

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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****IN PERSON AND VIDEO VIEW EXAMPLE AVAILABLE **** (Please note the Video View is a design example only and not this particular property) One double bedroom GROUND FLOOR APARTMENT comprising Entrance Hall, Lounge/Kitchen, lobby leading to Bathroom and double bedroom. Upvc double glazed and electric heating. Outside offers allocated Parking space.

Approx floor area 40sq.m (431 sq.ft)

ENTRANCE

Via opaque uPVC double glazed panelled door and further door into Lounge

LOUNGE

13'3" x 9'1" widening to 12'11" into hallway (4.04m x 2.77m widening to 3.95m into hallway)
UPVC double glazed window to front, night storage heater and walk through to Kitchen

KITCHEN

9'10" x 5'9" (3.02m x 1.77m)
Offering a range of high and base level cupboard units with drawer and work tops having tiled surrounds, inset single drainer stainless steel sink unit, built in oven, four ring electric hob and extractor and further appliance space for plumbing for automatic washing machine and under work top power points, foot heater, tiled floor and inset ceiling spot lights

DOUBLE BEDROOM

12'11" x 8'3" (3.95m x 2.54m)
With uPVC double glazed double doors and window offering access to allocated parking for this property, night storage heater

BATHROOM

Three piece suite comprising close couple WC, pedestal wash hand basin, twin grip panelled bath with shower over and tiling surrounds and to floor, wall mounted fan heater

OUTSIDE PARKING

Allocated parking space for one vehicle

DIRECTIONAL NOTE

Take a left out of the Rothwell office, right at the roundabout continue down Bridge Street continue through the town taking a left into Rock Hill/Rushton Road, right into Crispin Street and left where the property can be located on the right hand side



call to view 01536 418100

