



## Hill Street, NN16 8EE

- Three bedrooms\*\*
- Gas central heated & Upvc double glazed
- Cul-de-sac like position
- Enclosed rear garden

PRICE  
£895  
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.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk





**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Three bedrooms terrace house with low maintenance enclosed rear garden. Gas central heated and Upvc double glazed. Entrance Hall, Dining/sitting room, lounge, rear hall and re-fitted Kitchen with built in cooking facilities and integrated 50/50 fridge freezer. Landing to re-fitted bathroom and three bedrooms comprising one double and two single. Cul-de-sac like position.

ENTRANCE HALL

Via opaque Upvc double glazed panelled door, laminated wood block style floor and stair case raising to first floor landing, single panelled radiator and panelled door to Dining/Sitting Room

DINING/SITTING ROOM

11'11" x 11'3" (3.65m x 3.45m )  
Having Upvc double glazed window to rear and single pnaelled radiator under, panelled door to Rear Lobby and glazed double doors opening to Lounge

LOUNGE

11'3" x 10'9" (3.45m x 3.3m )  
Having Upvc sash style double glazed window to front, double panelled radiator, meter cupboards and shelving

REAR LOBBY

Having Upvc double glazed door giving access to rear garden, panelled door to under stairs storage cupboard and double panelled radiator, tiled floor and archway to Kitchen

KITCHEN

11'0" x 7'7" (3.36m x 2.32m )  
Offering a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, built in oven and four ring gas hob and extractor, integrated fridge/freezer, further appliance space to include plumbing for automatic washing machine, one and half bowl stainless steel sink unit with mixer tap, Upvc double glazed windows to both side and rear, inset ceiling spot lights

LANDING

Having panelled doors to Three Bedrooms and Bathroom, double power point

DOUBLE BEDROOM ONE

14'8" max x 10'11" ( 4.49m max x 3.34m )  
Good size double room having Upvc double glazed sash style window to front having single panelled radiator under, doors to boiler cupboard and over stairs storage

BEDROOM TWO (SINGLE)

9'4" x 6'10" (2.87m x 2.09m )  
Having Upvc double glazed window to rear and radiator

BEDROOM THREE (SINGLE)

8'10" x 7'8" (2.70m x 2.36m )  
Having Upvc double glazed window to rear and single panelled radiator

BATHROOM

9'6" x 4'3" (2.90m x 1.30m )  
Three piece suite comprising close coupled Wc, pedestal wash hand basin and twin grip panelled bath with mixer tap incorporating shower fitment and screen, ceiling spot lights and single panelled radiator

OUTSIDE REAR

Enclosed rear garden and mainly decked for low maintenance and including shed



call to view 01536 418100

