



Rossendale Road, Earl Shilton LE9 7NS

£90,000

Welcome to this charming property located on Rossendale Road in the delightful village of Earl Shilton. This lovely flat boasts one reception room, one cosy bedroom, and a modern refitted shower room, making it a perfect home for a single professional or a couple looking for a peaceful retreat.

As you step into this property, you will be greeted by a beautifully presented interior that exudes warmth and comfort. The refitted kitchen is a chef's dream, offering a stylish space to whip up delicious meals. The refitted shower room adds a touch of luxury, providing a relaxing environment to unwind after a long day.

One of the standout features of this property is the secure parking, offering convenience and peace of mind for your vehicle. Whether you're a first-time buyer, downsizing, or looking for a lucrative investment opportunity, this flat ticks all the boxes.

Don't miss the chance to make this charming flat your own and enjoy the tranquillity and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning or renting your dream home in Earl Shilton.



### Enter Via Communal Door

with access to number 18 and Door in to

### Reception Hall

10'6 x 5'8 (max) (3.20m x 1.73m (max))

with intercom system, door to useful storage cupboard and further doors opening to

### Lounge

13'6 x 11' 9 (4.11m x 3.35m 2.74m)

With electric panel heater, double glazed window, coving ceiling

### Refitted Kitchen

9'3 x 6'9 (2.82m x 2.06m )

With excellent range of base to wall kitchen units rolled edge work surfaces over, matching upstands and tiling splash back, inset drainer sink with mixer tap, inset electric hob with build in oven, extractor hood, space for washing machine, further extractor and double glazed window

### Double Bedroom

9'9 x 9'4 (2.97m x 2.84m)

With double glazed bow window to front

### Refitted Shower Room

6'2 x 5'7 (1.88m x 1.70m)

With vanity unit, low level flush WC, enclosed shower cubicle, fully tiled with electric shower, wall mounted heater and extractor fan.

### Outside

#### Front of Property

with secured allocated parking, car wash area and bin store and visitor parking spaces with communal gardens

#### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a

statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

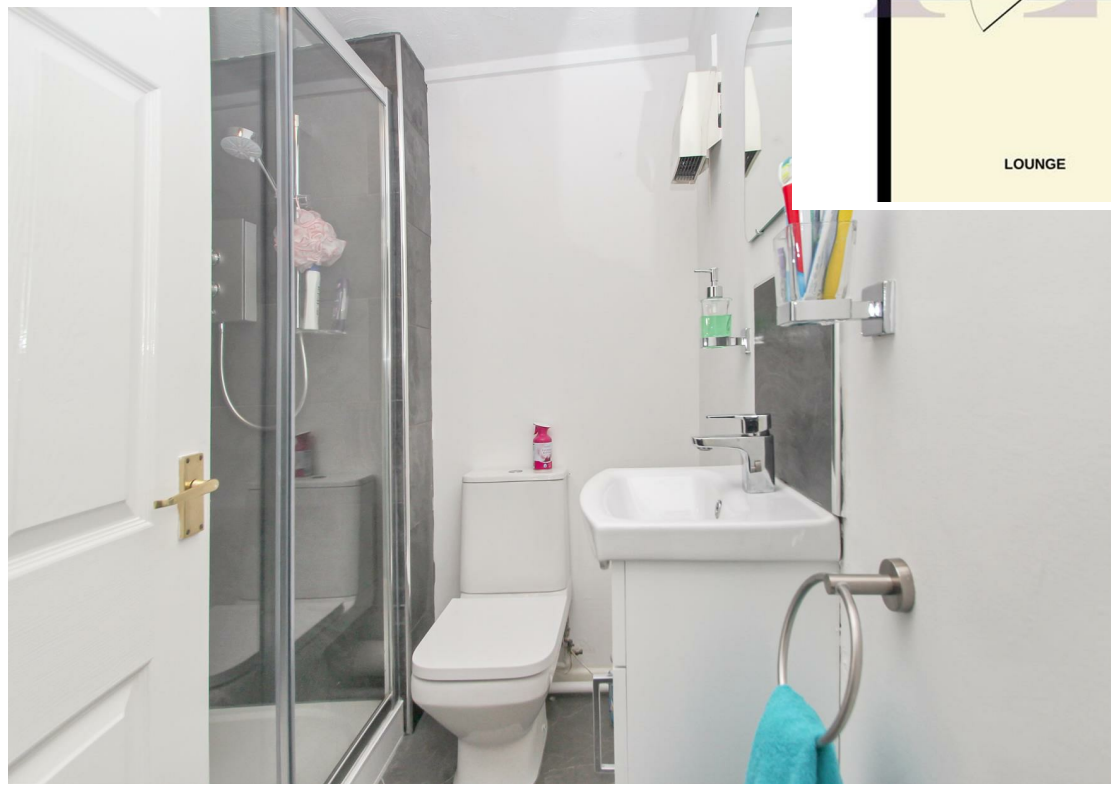
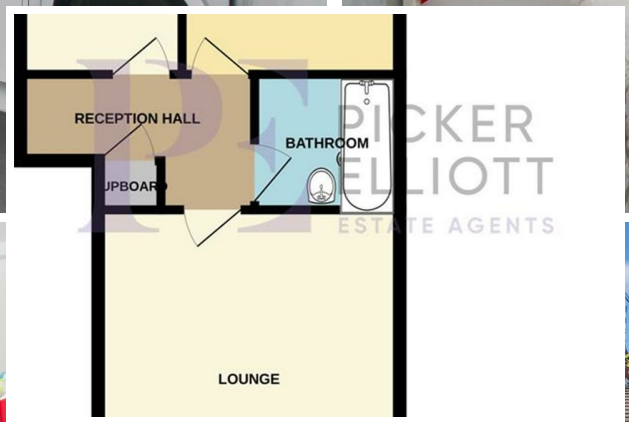
8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

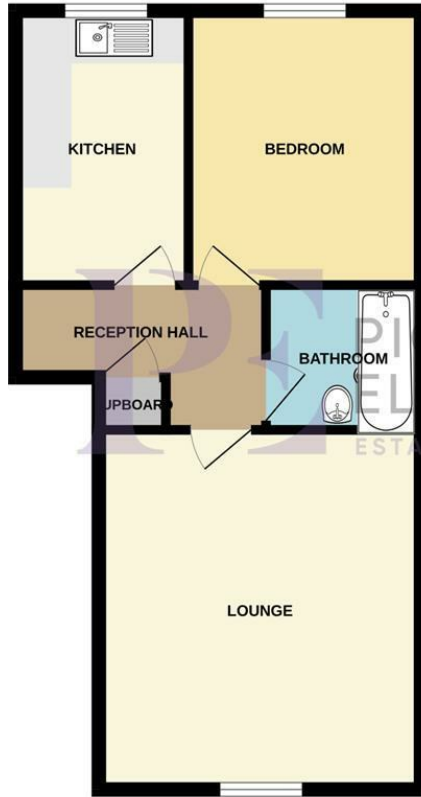
10. Copyright and Social Media: Unless we agree

otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent.

Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





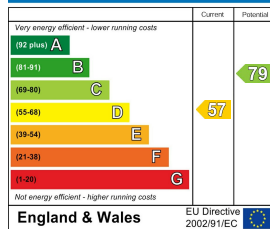


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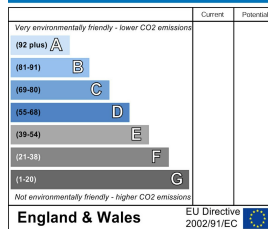
ONE BEDROOM FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure C2023

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



Registered company name: **Picker Elliott LTD**  
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