



Avalon Court Cross Street, Rothwell **Leasehold** £140,000

**Pattison  
Lane**

# Key Features

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- Two Bedroom Maisonette
- Lounge / Dining Room
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Off Road Parking

We think that this split level two bedroom maisonette represents a fantastic first time purchase. Highlights to include a refitted kitchen, two well-proportioned bedrooms and two parking spaces to the rear. Viewing advised.



## ENTRANCE

Reached via main front door. Stairs rising to entrance hall.

## HALLWAY

Doors to bedroom two, lounge / dining room and kitchen. Stairs rising to first floor landing. Under stairs storage cupboard.

LOUNGE / DINING ROOM 19'8 x 10'2 max  
(5.99m x 3.09m)

Window to front aspect.

KITCHEN 7'1 x 10'8 (2.15m x 3.25m)

Fitted with modern units to base and wall with work surfaces over and tiles splashback surrounds. Stainless steel sink and drainer unit with mixer tap over. Integrated oven. Inset hob with chimney style cooker hood over. Plumbing and space for washing machine. Space for fridge / freezer. Floor lighting. Window to rear aspect.

BEDROOM TWO 14' x 5'10 (4.26m x 1.77m)

Window to rear aspect.

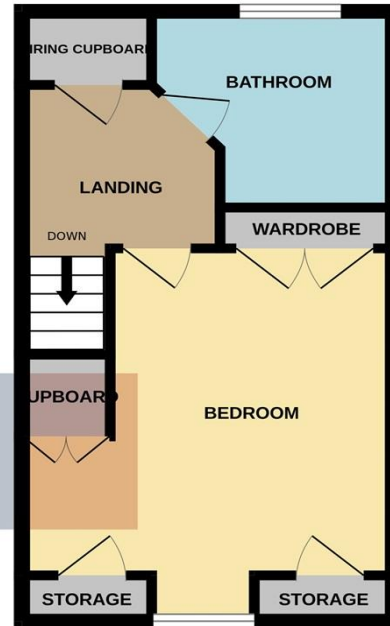
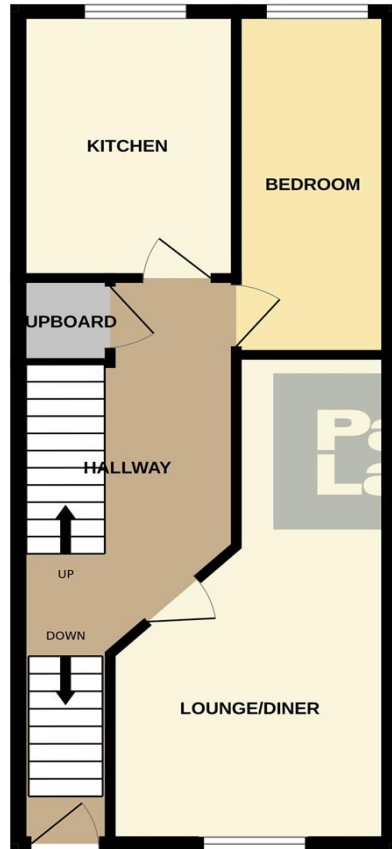
## FIRST FLOOR LANDING

Doors to bedroom one and bathroom. Airing cupboard.



GROUND FLOOR

1ST FLOOR



BEDROOM ONE 13'4 plus wardrobe x 9'11 plus recess (4.06m x 3.02m)  
Window to front aspect. Built in wardrobes.  
Storage cupboard.

### BATHROOM

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Frosted window to rear aspect.

### AGENTS NOTE:

Length of lease 189 Years from 25 May 1990  
Service charge including ground rent: £362.99  
half yearly

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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**01536 524425**

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