



Market Hill, NN14 6BW

- 2 Single Bedrooms
- NO CHAIN
- Well presented
- Allocated Parking
- Beautiful allocated Gardens

PRICE
£150,000
OFFERS IN EXCESS
OF

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 **** With Parking and offered with NO CHAIN and forming part of the ever popular Sovereign Heritage development in the centre of Rothwell is this well presented 2 bedroom stone and brick terrace. Gas central heated comprising the entrance door opening into the Lounge/sitting room, then through to the kitchen. Landing to 2 bedrooms shower room. To the rear of the property is a paved communal courtyard leading to further communal landscaped gardens and a decking area with allocated parking.

The property does require some cosmetic improvement yet this is reflected in the price.

Freehold yet service charge £700 PA

ENTER

Via solid wooden door to front into Lounge

LOUNGE/SITTING ROOM

11'9" max x 10'9" (3.58m max x 3.28m)

Original sash window to front, gas radiator, gas flame fire with tiled surround and wooden hearth, in built storage cupboard housing gas meter and electric meter and door to rear into Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

8'9" x 7'6" (2.67m x 2.3m)

Window to rear, a range of kitchen units at base and eye level with complimentary marble effect work tops, built in appliances to include gas hob, electric oven and sink and half drainer, tiling to all sensitive areas, quarry tiled flooring, exposed brick chimney breast, opening through to Utility area with connection for water and drainage again with additional gas radiator, continuation of quarry tiled floor, door to rear accessing courtyard and communal gardens area, open plan stairs to first floor accommodation,

LANDING

Doors to all rooms and loft access

BEDROOM ONE

11'10" x 6'3" (3.62m x 1.91m)

Original sash window to front, gas radiator

BEDROOM TWO

7'9" x 8'10" (2.38m x 2.7m)

Window to rear, radiator, built in storage cupboard housing combination boiler unit

SHOWER ROOM

8'8" x 4'7" (2.66 x 1.42)

Three piece suite comprising of separate shower cubicle, with electric shower above, with glass screen, low level WC, pedestal wash hand basin, tiling to all sensitive areas, gas radiator and extractor

OUTSIDE PARKING

On road parking to front and allocated parking to rear of development

COMMUNAL GARDENS

The Sovereign Heritage development is set in tranquil and peaceful landscaped gardens consisting of raised decking area leading to down to landscaped gardens and water features with seating

DIRECTIONAL NOTE

Take a left out the the Rothwell office, right at the roundabout onto Bridge Street, right onto the Market Square where the property can be located at the bottom



call to view 01536 418100

