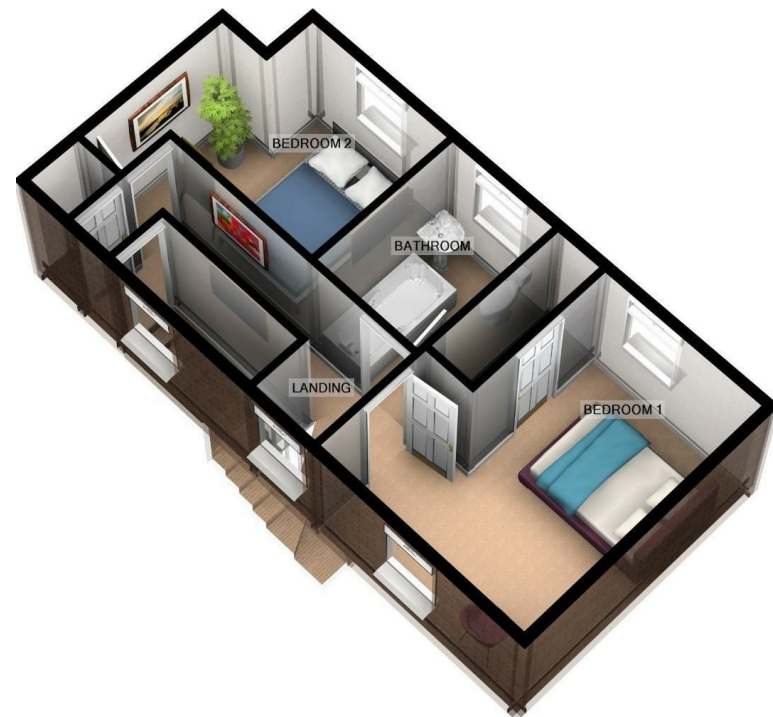


Wesley Court, Rothwell NN14 6FZ



1ST FLOOR



GROUND FLOOR



Wesley Court, Rothwell NN14 6FZ

- 2 Bedroom
- Stone Cottage
- Built In Appliances
- Allocated Parking
- NO CHAIN

PRICE
£157,950

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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Wesley Court, Rothwell NN14 6FZ

PRICE £157,950 LEASEHOLD

**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** Offered with NO CHAIN is this charming TWO DOUBLE bedroom stone cottage with under cover parking space (no.44), all forming part of the his prestigious and residents only gated Sovereign Heritage development. Gas central heated an double glazed. Entrance Hall, Lounge, Kitchen with built in appliances. Landing to two bedrooms with built in wardrobes. Bathroom with mix tap shower over. Use of Residents only landscaped private gardens and decking areas.

Lease: 999 years from 2002 - Ground Rent: c.£50.00 per annum - Service Charge: c.£100.00 per month

ENTRANCE

Via solid wooden door to front into Entrance Hall

ENTRANCE HALL

Doors to Lounge/Dining Room and Kitchen, double glazed window to side with sunken sill, ornate ceiling coving, stairs raising to first floor accommodation having stripped and stained exposed balustrades, storage cupboard under, Karndeian flooring, gas radiator

LOUNGE/SITTING ROOM

13'6" x 9'5" (4.14m x 2.89m)
Sealed unit double glazed period style window to side with sunken bay, two gas radiators, ornate ceiling coving

KITCHEN

7'1" x 6'11" (2.16m x 2.13m)
Sealed unit double glazed period style window to side with sunken sill, a range of kitchen units at base and eye level with complimentary marble effect work tops, sink and half drainer with dual mixer chrome taps, tiling to all sensitive areas, newly fitted wall mounted condenser boiler, free standing cooker with halogen hob and extractor hood, fitted built in washing machine and fridge, ceramic tiled flooring, stripped lighting to ceiling with wall mounted fuse box

LANDING

Two sealed unit double glazed period style windows to side with sunken sills, doors to all rooms with additional door to storage cupboard providing power and lighting, vaulted ceilings with exposed beams, stripped and stained balustrades, continuation of Karndeian flooring, raised storage area currently being used as study facility

BEDROOM ONE

13'6" x 10'11" max narrowing to 7'7" (4.14m x 3.33m max narrowing to 2.33m)
Sealed unit double glazed period style window to side with additional sealed unit double glazed period style window to rear, two gas radiators, continuation of Karndeian flooring throughout, vaulted ceilings with exposed

wood and stripped beams, spot lights, additional door to walk in wardrobe (please note this is being currently being used as a walk in wardrobe access loft space

BEDROOM TWO

10'4" x 9'7" (3.15m x 2.93m)
Sealed unit double glazed period style window to side, gas radiator, continuation of Karndeian flooring, vaulted ceilings with exposed wood and beams, shaver point

BATHROOM

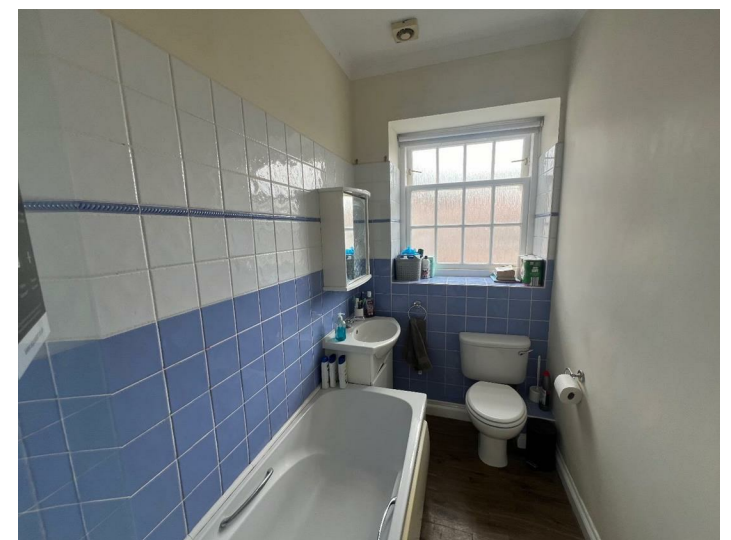
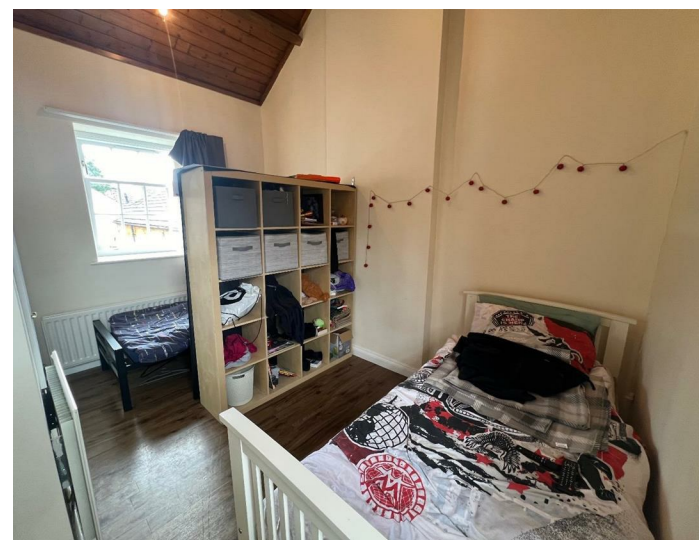
Very well appointed three pieces suit comprising WC. Bathroom with shower and screen over and wash basin, part complimentary tiling to walls. Shaver point and double glazed window.

OUTSIDE

The property is set in a very popular development with communal cobble walk ways which are landscaped with shrub borders and flower beds, the communal area also consist of raised decking area, to the rear of the development there is a landscaped area consisting of being mainly laid to lawn with shrub borders, mature trees and flower beds, there is also an additional water feature and further seating area for communal use

PARKING

The parking is allocated via security wrought iron gates, and the property is allocated with underground garaging for one vehicle



call to view 01536 418100

