



Bridge Street, Rothwell NN14 6JW

- Town centre location
- Good sized floor plan spread over two levels
- Refitted shower room
- Spacious Lounge
- Three bedrooms
- Well Presented

PRICE
£950
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 OF PROPERTY **** Impressive THREE bedroom first floor apartment arranged over two floors. Situated in the heart of the high street the property is found in good decorative order and offers gas central heating and double glazing via a combination of UPVC and secondary panels. The good sized accommodation comprises communal entrance porch, entrance hall at ground floor level, the first floor offers kitchen, refitted shower room with double cubicle, spacious Lounge and bedroom three/separate reception room and the second floor offers two further double bedrooms. Viewing is strongly recommended.

COMMUNAL ENTRANCE

Communal glazed and timber panelled door with matching side screens, ceramic tiled floor, timber door to Entrance Hall

ENTRANCE HALL

Having built in storage cupboard, door to Rear Hall Way and stair case raising to main apartment

FIRST FLOOR LANDING

Havin panelled doors to Lounge/Sitting Room, Bedroom Three/Dining Room, obscured glazed and timber door to Kitchen and sliding door to Shower Room, single panelled radiator, built in storage cupboard, further stair case to Second Floor Landing

LOUNGE/SITTING ROOM

16'2" x 12'8" (4.95m x 3.88m)
Good size room with three secondary double glazed window s to front, double panelled radiator, coving to ceiling, ceiling fan and picture rails, feature brick feature fire place with display mantle, housing living flame gas fire

KITCHEN

9'6" x 14'8" (2.91m x 4.49m)
Having basic range of high and base level level cupboard units with work surfaces with drawer space and tiled surrounds, appliance space to include plumbing for automatic washing machine, and further appliance space, one and half bowl single drainer sink unit with mixer tap, four ring gas hob and electric oven and grill, wall mounted boiler, Upvc double glazed window to rear and single panelled radiator,

BEDROOM THREE/DINING ROOM

10'9" x 10'9" (3.30m x 3.30m)
Having Upvc double glazed window to rear, single panelled radiator, ceiling coving, built in storage cupboard, display mantle and drawer space

SHOWER ROOM

Three piece suite comprising of close coupled Wc, corner was Hand basin and fully tiled double shower cubicle, tiling to walls, ceramic tile flooring, obscured double glazed window to side and wall mounted chrome heated towel rail, shaver point

SECOND FLOORING LANDING

Having upvc double glazed window to rear, airing cupboard housing hot water cylinder with shelving, loft hatch, panelled doors to Two Double Bedrooms

MASTER BEDROOM

16'2" x 12'8" (4.95m x 3.88m)
Having secondary double glazed window to front, double panelled radiator, built in wardrobes providing clothes hanging and shelving space

SECOND BEDROOM

10'9" x 10'9" (3.30m x 3.30m)
Having Upvc double glazed window to rear and single panelled radiator

