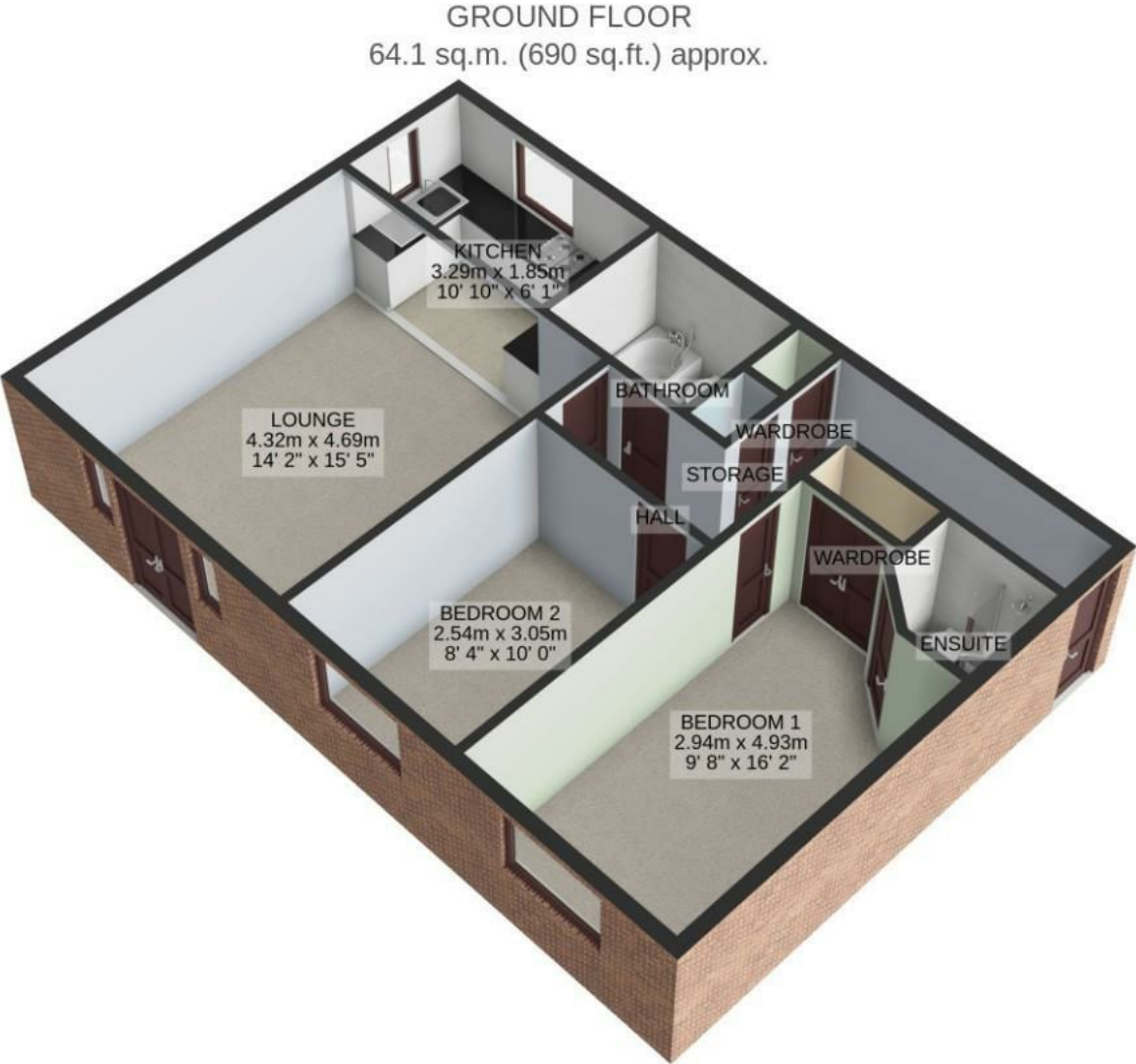


Proclamation Avenue, Rothwell NN14 6GY



TOTAL FLOOR AREA : 64.1 sq.m. (690 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Proclamation Avenue, Rothwell NN14 6GY

- Two Bedrooms
- Use Of Garden
- Parking
- Gas Central Heated
- Upvc Double Galzed
- Cul-De-Sac

PRICE
£875
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 fitments, 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
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****IN PERSON AND VIDEO VIEWS AVAILABLE**** Two bedroom first floor apartment with PARKING and use of communal GARDEN. Well presented, gas central heated and double glazed. Entrance Hall, Hallway to all rooms; Good size Lounge/Dining room, Fully fitted Kitchen, Two bedrooms and Bathroom. Floor area approx. 59 sq.m (635 sq.ft)

ENTRANCE

Via communal entrance door with intercom system to apartment. Stairway raising to first floor which in turn has door to apartment.

INNER HALL

Having doors to all rooms as well as cloak / storage cupboard and airing cupboard housing boiler with shelving over. Loft hatch, single panelled radiator.

LOUNGE/SITTING ROOM

14'8" x 13'8" (4.46 x 4.16)
Upvc double glazed window and Juliet balcony style Upvc double glazed doors offering outlook to rear. Two double panelled radiator. Walk through to kitchen.

KITCHEN

10'7" x 6'0" (3.23 x 1.82)
Offering a range of eye and base level cupboard units, drawer space and work tops having tiled surrounds. Integrated 50/50 fridge / freezer, washer / dryer and built in double oven with four ring gas hob and stainless steel hood over. One and half bowl single drainer sink unit with mixer tap. Inset ceiling spot lights and Upvc double glazed window to side

BEDROOM ONE

9'8" x 6'8" (2.94 x 2.03)
Upvc double glazed window to rear and single panel radiator. Built in double wardrobe with clothes hanging and shelving

EN - SUITE

Comprising close coupled WC, pedestal wash hand basin, and shower cubicle. All of which having tiled surrounds. Heated towel rail and spot lights.

BEDROOM TWO

10'0" x 8'6" (3.05 x 2.60)
Upvc double glazed window to rear and single panelled radiator.

BATHROOM

6'1" x 6'8" (1.86 x 2.03)
Comprising pedestal wash hand basin, close coupled WC and twin grip panel bath with mixer tap and tiled surrounds. Heated towel rail and ceiling spot lights.

OUTSIDE

The property enjoys the benefit of allocated parking

GARDEN USE

Use of residence only enclosed garden at the rear of the block



call to view 01536 418100

