



Bridge House, Bridge Street NN14 6EW

- Two Bedrooms
- CHAIN FREE
- Good size over two levels
- Parking Space
- Close to Town centre

PRICE
£85,000
OFFERS IN THE
REGION 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



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PRICE £85,000 LEASEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE* NO CHAIN** - Two bedroom maisonette Comprising Entrance Hallway leading to Kitchen with built in Oven, hob and extractor/Washing machine. Bathroom with Shower and 2nd bedroom. Stairs up to second floor to Lounge area and door to bedroom one. Close to Town center.

One Residents only allocated parking (Residents & Visitors Parking permits required and available Parking Management Company).

Leasehold with c. 977 years remaining - Combined Ground Rent and Service Charge at c.£1,749 Per Year (c.£146 Per Month)

Approx. .floor area 570 sq.ft

COMMUNAL ENTRANCE

Via steps to the lower communal entrance door leading to this apartment.

ENTRANCE HALL

Via panelled door with further panel doors to kitchen, bathroom, bedroom and staircase raising to upper floor kitchen.

KITCHEN

10'9" x 5'4" (3.30m x 1.65m)
Offering a range of high and base level cupboards with drawer space and work tops having tile surrounds, built in cooking facilities, electric hob and extractor, inset single drainer sink unit, appliance space and plumbing for automatic washing machine.

BATHROOM

Comprising pedestal wash hand basin with tile surrounds, close coupled wc and twin grip panel bath also having tile surrounds and shower over.

BEDROOM TWO

13'6" max x 9'7" max narrowing to 6'3" max (4.14m max x 2.93m max narrowing to 1.93m max)
Having Upvc double glazed window to rear

UPPER FLOOR

Having panel door to lounge area.

LOUNGE

10'11" x 9'10" min widening to 12'10" max (3.34m x 3m min widening to 3.93m max)
With window to front and doorway to bedroom one

BEDROOM ONE

13'5" x 9'1" (4.09m x 2.77m)
Window to rear and panel door to storage

ALLOCATED PARKING

Allocated parking for one vehicle (residence permit parking required)



call to view 01536 418100

