

17 Avalon Court, NN14 6DD

- One Double Bedrooms
- Ground Floor
- Parking space
- Upvc Double Glazed

PRICE
£675
PCM

23 High Street, Rothwell
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SIM&N & CO.
ESTATE AGENTS

17 Avalon Court, NN14 6DD

Price £675 PCM

One double bedroom GROUND FLOOR APARTMENT with parking to rear. Upvc Double Glazed. Entrance, Lounge and Kitchen (built in Oven and hob). Inner hallway, re-fitted bathroom with shower over and Double bedroom. Heated.

Please note that the Video View for Example of layout only as not the actual property

Video EXAMPLE ONLY

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Entrance

Via Opaque Upvc double glazed door with matching side screen and glazed door to lounge/sitting room.

Lounge/Sitting Room

14'5" x 9'1" max widening to 12'11" (4.4m x 2.78m max widening to 3.95m)
With Upvc double glazed window to front having electric heater under. Artex ceiling with coving. Archway to open plan kitchen area and laminated wood block style flooring leading into inner hall way and in turn to double bedroom and bathroom. Also storage cupboard.

Kitchen

9'9" x 5'11" (2.98m x 1.82m)
Offering a range of eye and base level cupboard units, drawer space and work tops having tiled surrounds, built in oven and four ring electric hob. Inset single drainer stainless steel sink unit. Plumbing for automatic washing machine and under work top power point. Sealed unit double glazed window side. Artex ceiling and laminated wood block style flooring.

Double Bedroom

12'11" x 8'2" min (3.94m x 2.5m min)
Plus door recess and airing cupboard housing hot water cylinder.
Glazed / timber door and sealed Upvc double glazed window to rear. Electric heater.

Bathroom

Refitted suite comprising of pedestal wash hand basin, close coupled WC, panel bath with shower over and tiled surrounds. Opaque double glazed window to side. Wall mounted electric towel heater

Parking

The property includes allocated parking for one vehicle located to the rear of the property.

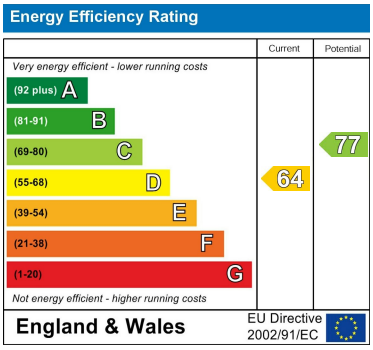
Directional Note

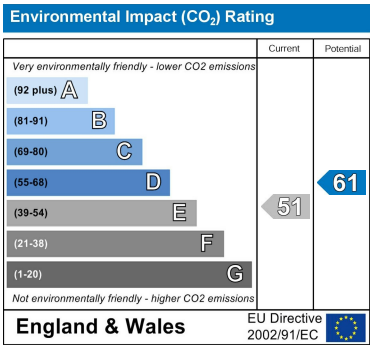
Take a left out of the Rothwell Office, turning right at the roundabout onto Bridge Street. Take the left onto Rock Hill. Right onto Crispin Street. Left onto Cross Street. Where Avalon Court can be located on the right hand side.











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The Property Ombudsman LETTINGS

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 expressively 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.