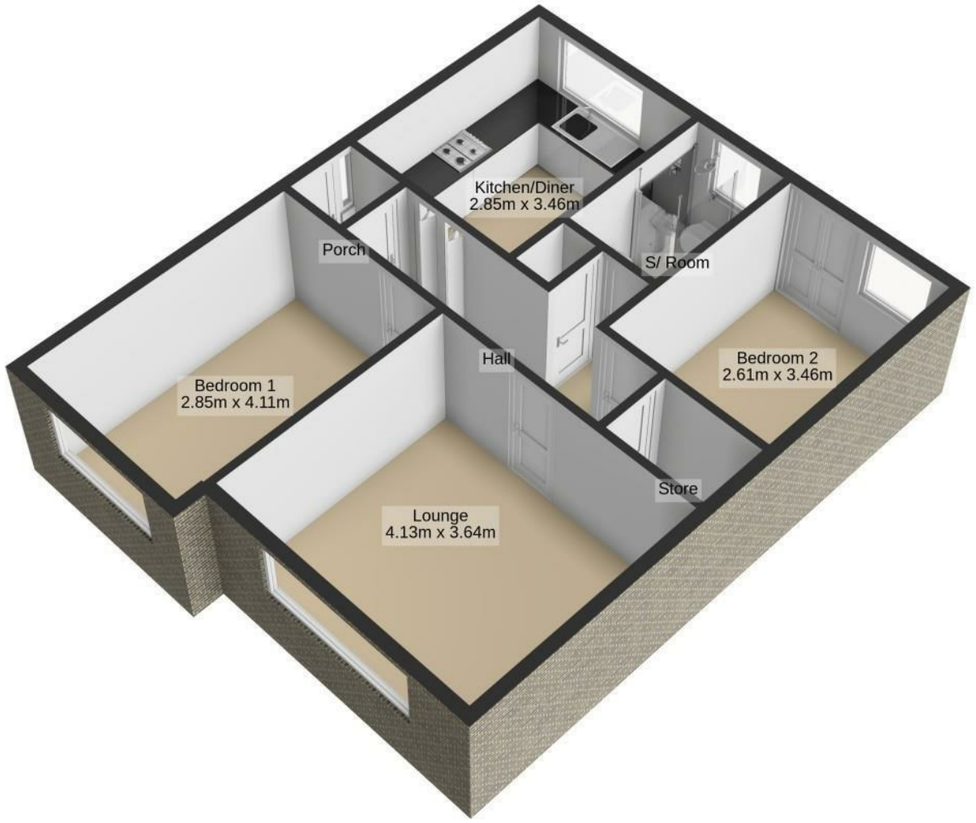
High Hill Avenue, Rothwell NN14 6BA

Ground Floor
626 sq.ft. (58.2 sq.m.) approx.



Total Floor Area : 626 sq.ft. (58.2 sq.m.) approx.

High Hill Avenue, Rothwell NN14 6BA

- No chain
- Two bedroom bungalow
- Car port to rear
- Low maintenance garden
- Wet room
- Gas central heating and double glazed

PRICE
£200,000
OFFERS IN EXCESS OF

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

The Property Ombudsman

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

High Hill Avenue, Rothwell NN14 6BA

PRICE £200,000 FREEHOLD

**IN PERSON AND VIDEO VIEWINGS AVAILABLE ** NO CHAIN Two bedroom semi detached bungalow. Offering gas central heating and Upvc double glazing, other benefits include a low maintenance enclosed rear garden and a car port accessed at the side of the property. The overall accommodation comprises entrance hall, lounge, kitchen/diner and two double bedrooms. The shower room has been converted to a wet room. Outside is an elevated enclosed front garden and a private low maintenance rear garden.

ENTRANCE PORCH

Via obscured Upvc Double glazed panelled door with obscured side panels, and ceramic tiled flooring with further double glazed door to Entrance Hall

ENTRANCE HALL

Having panelled doors to Kitchen/Dining Room, Lounge/Sitting Room and Two Double Bedrooms and Wet Room, door to storage cupboard, double panelled radiator and loft hatch

KITCHEN/DINING ROOM

9'3" x 10'11" (2.82m x 3.35m)

Having a range of high and base level units with drawer space and work surfaces with tiled surrounds, electric oven and four ring gas hob with extractor over, appliance space to include plumbing for washing machine, further space for tumble dryer and fridge, stainless steel sink with mixer tap, double panelled radiator and Upvc double glazed window to rear

LOUNGE/SITTING ROOM

14'0" x 11'10" (4.27m x 3.63m)

Having Upvc double glazed window to front, feature fireplace with electric fire, double panelled radiator and wall light points

BEDROOM ONE

13'5" x 9'3" (4.09m x 2.82m)

Having Upvc Double glazed window to front and double panelled radiator.

BEDROOM TWO

10'11" x 8'5" (3.33m x 2.59m)

Having Upvc double glazed French doors to offering outlook and access to rear garden and double panelled radiator.

WET ROOM

Having low level WC, electric shower, pedestal wash hand basin, fully tiling to walls and double panelled radiator, extractor fan, storage cupboard with lighting and Obscured Upvc double glazed window to side

OUTSIDE FRONT

The front offers gated entrance with steps up to the property with the front being Gravelled for low maintenance with shrub and flowers borders, and enclosed by stone wall, gated access to side and entrance door

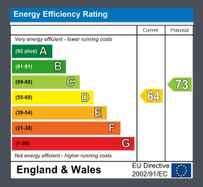
OUTSIDE REAR

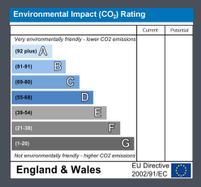
Low maintenance rear garden with paved patio and gravelled areas, range of mature trees and shrubs, outside tap and socket, outside shed, the rear garden is enclosed by timber panelled fencing and brick wall

DRIVEWAY AND CARPORT

The property offers shared driveway up to gravelled Carport with parking for one vehicle

call to view 01536 418100





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