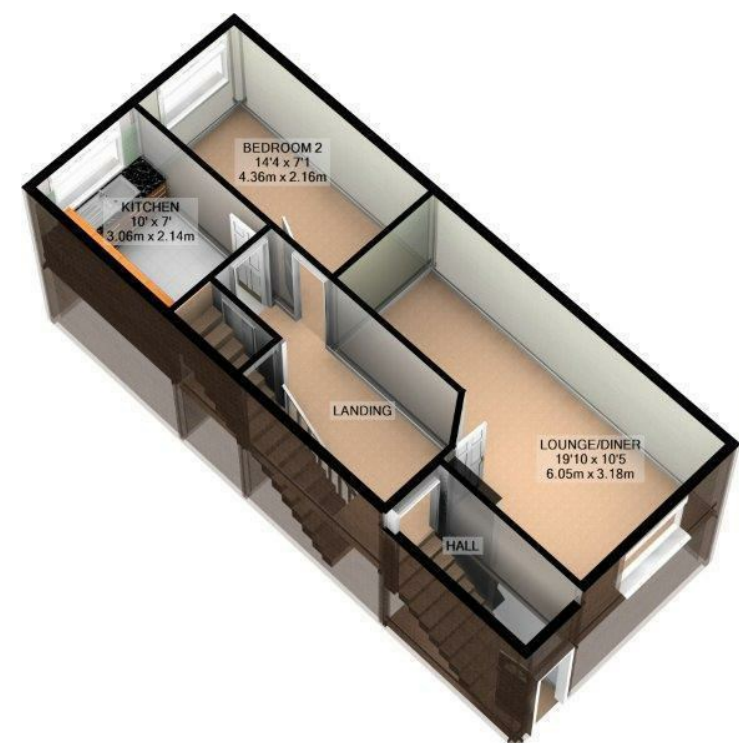
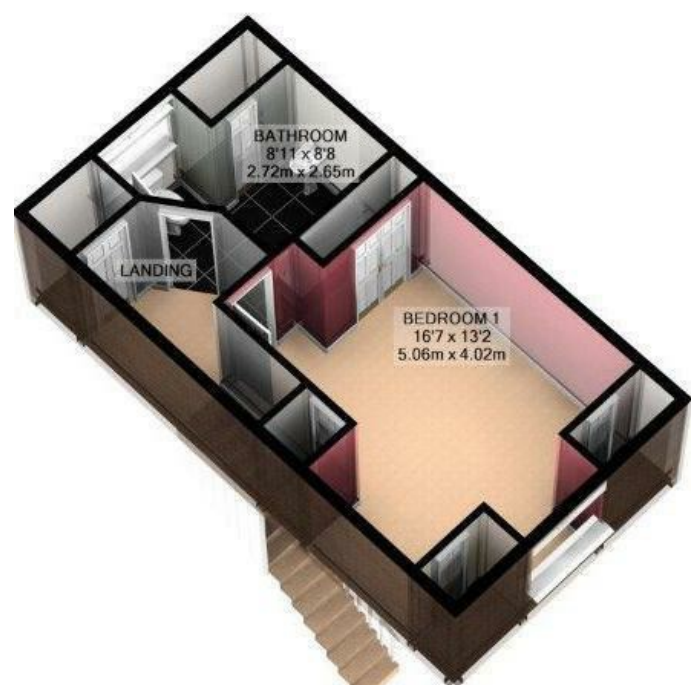


Avalon Court, Rothwell NN14 6DD



GROUND FLOOR



1ST FLOOR

Example of design



Avalon Court, Rothwell NN14 6DD

- Two Bedrooms
- Maisonette
- Double Parking (Tandem)
- Good size home
- Available imminently
- NEW KITCHEN & FLOORING

PRICE
£750

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.



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PRICE £750

****IN PERSON AND VIDEO VIEW AVAILABLE **** Newly refurbished Kitchen and carpets. Good size two bedroom Maisonette with heating and Upvc double glazing. Private allocated parking for two vehicles. Entrance Hall with stairs to Landing to Lounge/dining room, Kitchen and second bedroom. Second floor, lobby, Double bedroom and Bathroom suite.

ENTRANCE HALL

Entered via Upvc double glazed door to the front, stairs raising to first floor landing

FIRST FLOOR LANDING

Having wall mounted storage heater. Understairs storage cupboard. Stairs rising to the second floor. Doors to Kitchen, Lounge/dining Room and Second Bedroom

LOUNGE/DINING ROOM

19'9 x 10'0 (6.02m x 3.05m)
Upvc double glazed window to the front. Wall mounted storage heater. Laminated flooring. Coving to ceiling. Television point.

KITCHEN

10'8 x 7'1 (3.25m x 2.16m)
Upvc double glazed window to the rear. BRAND NEW FITTED KITCHEN - Stainless steel sink and drainer with electric hob and extractor hood over. Space for fridge. Space and plumbing for automatic washing machine. One and a half bowl stainless steel sink and drainer with cupboards under and a further range of base and eye level units. Extractor fan. Tiled splash backs. spot lights.

BEDROOM TWO

9'0 x 8'2 (2.74m x 2.49m)
Upvc double glazed window to the rear aspect. Laminated flooring.

SECOND FLOOR LANDING

Having airing cupboard housing hot water cylinder and electric water heater. Doors to Bathroom and Master Bedroom

MASTER BEDROOM

15'6 x 13'4 (4.72m x 4.06m)
Upvc double glazed window to the front . Two storage cupboards. Further built-in wardrobes. Wall mounted storage heater.

BATHROOM

Comprising w.c., pedestal wash hand basin and side panelled bath with electric shower over. Tiled splash backs. Sealed unit obscure double glazed window to the rear.

PARKING

To the rear of the property there is allocated off road parking for two vehicles.

DIRECTIONAL NOTE

Take a left out of the Rothwell office, right at the roundabout continue down Bridge Street continue through the town taking a left into Rock Hill/Rushton Road, right into Crispin Street and left where the property can be located on the right hand side



call to view 01536 418100

