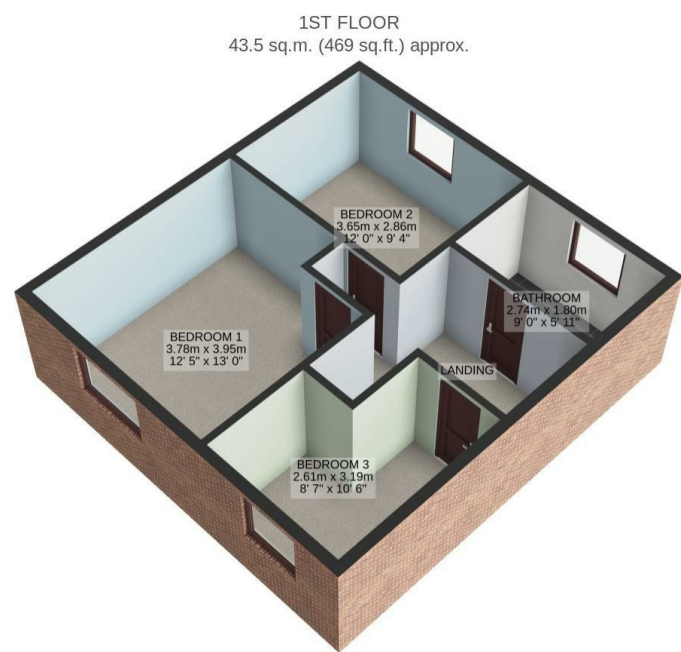
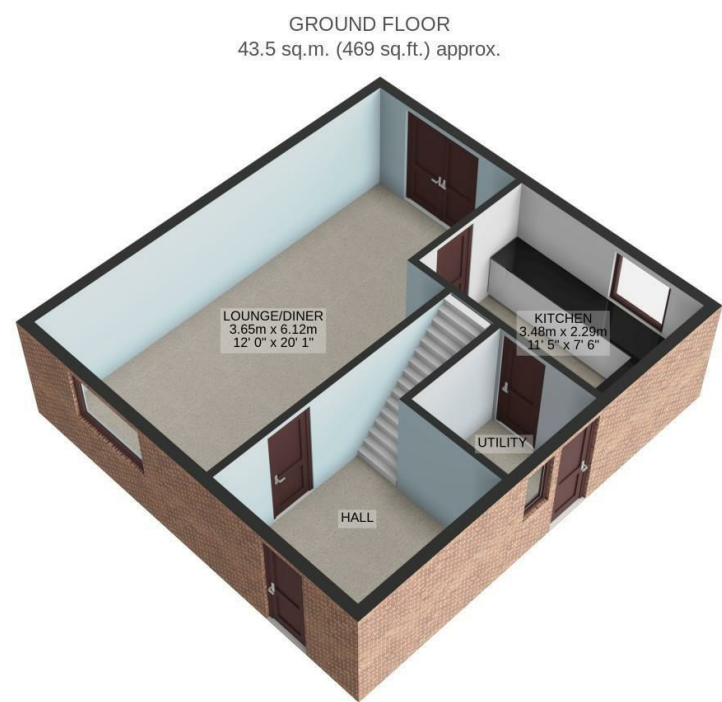


Hove Street, NN18 0JB



TOTAL FLOOR AREA : 87.1 sq.m. (937 sq.ft.) approx.



Hove Street, NN18 0JB

- Available end of January 2026
- Three bedrooms
- Refitted Bathroom
- Garden to three sides
- Majority new floor coverings
- Viewing recommended

PRICE
£1,100

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



****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Offered to Let is this three bedroom semi detached house. The property offers gas central heating and Upvc double glazing with other benefits to include majority new floor coverings, refitted bathroom and enclosed rear garden. the overall accommodation comprises entrance hall, Lounge/dining room, kitchen and utility room. the first floor offers a landing, three bedrooms and good sized family bathroom. Outside is a low maintenance block paved front garden, small side garden and larger private enclosed rear garden.

ENTRANCE HALL

Via obscured Upvc double glazed door with matching side screens, double panelled radiator, ceiling spot lights, stairs raising to first floor landing, and panelled door to Lounge/Dining Room

LOUNGE/DINING ROOM

20'2" x 11'11" max narrowing to 9'6" min (6.15m x 3.65m max narrowing to 2.9m min)
Having Upvc double glazed window to front, further Upvc double glazed French double doors offering outlook and access to rear garden, ceiling coving, double panelled radiator and panelled door to Kitchen

KITCHEN

11'1" x 7'6" (3.4m x 2.3m)
A range of fitted high and base level cupboard units with drawer space and work tops with tiled surrounds, appliance space to include plumbing for automatic washing machine, four ring gas hob and electric oven with grill, single bowl single drainer sink unit with mixer tap, integrated fridge and freezer, ceramic tiled flooring, Upvc double glazed window to rear, ceiling coving and spot lights, door to Utility Room

UTILITY ROOM

7'10" x 7'0" min plus built in storage (2.4m x 2.15m min plus built in storage)
Continuation of ceramic tiled flooring, obscured double glazed window to side and obscured double glazed door to side giving access to rear garden, built in storage cupboard and ample appliance space, door to storage cupboard having power and lighting connected

LANDING

Having panelled doors to Three Bedrooms and Bathroom, loft hatch with retractable ladder

BEDROOM ONE

13'1" x 10'4" (4m x 3.15m)
Having Upvc double glazed window to front and single panelled radiator

BEDROOM TWO

9'6" x 12'1" max narrowing to 7'6" min (2.9m x 3.7m max narrowing to 2.3m min)
Having Upvc double glazed window to rear, single panelled radiator and built in storage cupboard

BEDROOM THREE

9'10" max x 7'2" max narrowing to 5'8" min (3m max x 2.2m max narrowing to 1.75m min)
Having Upvc double glazed window to front and single panelled radiator, and bulk head offering storage space

BATHROOM

8'2" x 5'4" (2.5m x 1.65m)
Three piece suite comprising close coupled Wc, vanity wash hand basin with mixer tap and panelled bath with wall mounted shower and screen over, aqua boarding to walls, two obscured double glazed windows to rear with display mantle and wall mounted heated towel rail/radiator

OUTSIDE FRONT

The front of the property offers a block paved frontage designed for low maintenance leading to entrance door, low retaining brick wall and hedges with walk way to side leading to rear garden

OUTSIDE REAR

The rear garden has lawn area and flag stone patio, outside tap, raised borders and is enclosed by timber panelled fencing

