



Bosworth Gardens, North Heaton  
Offers in excess of £180,000

**JACK  
HARRISON  
ESTATES**

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A STUNNING 3 BEDROOM FIRST FLOOR FLAT SITUATED ON THE HIGHLY DESIRABLE BOSWORTH GARDENS, NORTH HEATON.

The beautifully appointed accommodation comprises: Entrance hall, lounge, kitchen, 3 bedrooms and a luxury bathroom/WC. Additional benefits include gas central heating via combination boiler and UPVC double glazing. Externally, there is a shared garden to the rear.

Entrance hall: Double glazed entrance door, staircase to 1<sup>st</sup> floor, radiator and laminate floor.

First floor landing: Double glazed window to the side, laminate floor and access to the roof space via loft ladder.

Lounge: 14'3 x 12'1 into alcoves: Double glazed window to the rear, alcoves, coving to ceiling, radiator and laminate floor.

Kitchen: 9'5 x 7'0: Fitted with a range of wall and base units, work surfaces, 1 ½ bowl sink unit, built in electric oven and gas hob, extractor hood, space for washing machine, part tiled walls and double glazed window to the side.

Bedroom 1: 17'1 into bay x 11'3 into alcoves: Double glazed bay window to the front, alcoves, coving to ceiling, radiator and laminate floor.

Bedroom 2: 10'6 x 8'2: Double glazed window to the rear, radiator and laminate floor.

Bedroom 3: 11'0 x 9'1: Double glazed window to the front, coving to ceiling, radiator and laminate floor.

Bathroom/WC: 8'4 x 5'10: White 3 piece suite comprising a panelled bath with shower over, handbasin and WC. Part tiled walls, heated towel rail and double glazed frosted window to the side.

Rear garden (shared): Laid mainly to lawn with a paved patio.



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