



**Wortley Road, High Green**

**PRICE: £140,000**

- TWO DOUBLE BEDROOMS
- WELL PROPORTIONED
- PRIVATE ACCESS
- OFF ROAD PARKING
- DETACHED GARAGE
- MAIN BEDROOM WITH ENSUITE
- ENCLOSED GARDENS
- M1 ACCESS

Ideally situated within close proximity to local transport links is this large two double bedroom ground floor apartment, which is well proportioned throughout, has private entrances as well as benefiting from allocated off road parking and a garage. The property is ideally located for access to the M1 motorway network links and the associated amenities in High Green and the surrounding areas.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

## Accommodation Comprises

Ideally situated within close proximity to local transport links is this large two double bedroom ground floor apartment, which is well proportioned throughout, has private entrances as well as benefiting from allocated off road parking and a garage. The property is ideally located for access to the M1 motorway network links and the associated amenities in High Green and the surrounding areas.

The accommodation comprises:

### GROUND FLOOR

Double hardwood doors open into the reception hall:

### RECEPTION HALL

This large reception hall gives access to the lounge, two bedrooms and the family bathroom as well as a useful large storage cupboard.

### LOUNGE AREA

11' 4" x 17' 10" (3.45m x 5.44m)

This large principal reception room with front facing double glazed windows which allow in fantastic levels of natural light, has high ceilings, a storage cupboard, a wall mounted feature electric fire and flows round in a L shape into the kitchen and dining area.

### KITCHEN DINING AREA

14' 4" x 12' 0" (4.37m x 3.66m)

The kitchen dining area has a hardwood entrance door to the side elevation. The kitchen features a range of white gloss base and wall units, topped with a black roll edge work surface which incorporates a Composite sink with a mixer tap over. Appliances include a built in fan assisted electric oven, a four ring hob with an extractor hood over. There is under counter plumbing for an automatic washing machine, a tumble dryer and a dishwasher. There is also space for a freestanding fridge freezer. A matching island with a breakfast bar extends, giving a seating area for two stools, with further storage beneath. The floor is fully tiled, there is a central heating radiator and a walk in pantry.

The dining area has ample space for a large dining table and has a large built in storage cupboard with sliding fronted doors.

### BEDROOM ONE

11' 10" (3.61m)

This large double bedroom has dual aspect double glazed windows, has a built in wardrobe as well as a fantastically well proportioned walk in wardrobe with shelved and hanging areas. This Master bedroom also benefits from En-Suite facilities.

### EN-SUITE

Comprising a three piece suite finished in white, having a P shaped bath with a shower over, a wash hand basin set on top of a vanity storage unit and a low flush W.C. The walls are fully tiled, as is the floor and there is a side facing obscure double glazed window

### BEDROOM TWO

8' 4" x 11' 7" to the wardrobes (2.54m x 3.53m)

Having a large front facing double glazed window, this second double bedroom is very well proportioned and has ample space for a range of built in furniture

### MAIN BATHROOM

Comprising a four piece suite finished in white, having a panelled bath, a step in shower cubicle, a low flush W.C. and a pedestal wash hand basin. The floor and walls are fully tiled and the room has a chrome ladder style radiator.

### EXTERNALLY

To the front elevation of the property a gated entrance gives access via a paved pathway to the private front door. The rest of the garden is low maintenance being mainly gravelled. The shared driveway to the side gives access to an allocated parking space to the rear as well as a single detached garage which has an electric entrance door. To the side is a raised patio area, being ideal for Alfresco dining.

### PICTURES AND FITTINGS

Are available by separate negotiation

### ADDITIONAL INFORMATION

The property is served by mains gas, electricity, water and drainage

### IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

