

HoldenCopley

PREPARE TO BE MOVED

Smithy Crescent, Arnold, Nottinghamshire NG5 7FT

Guide Price £190,000

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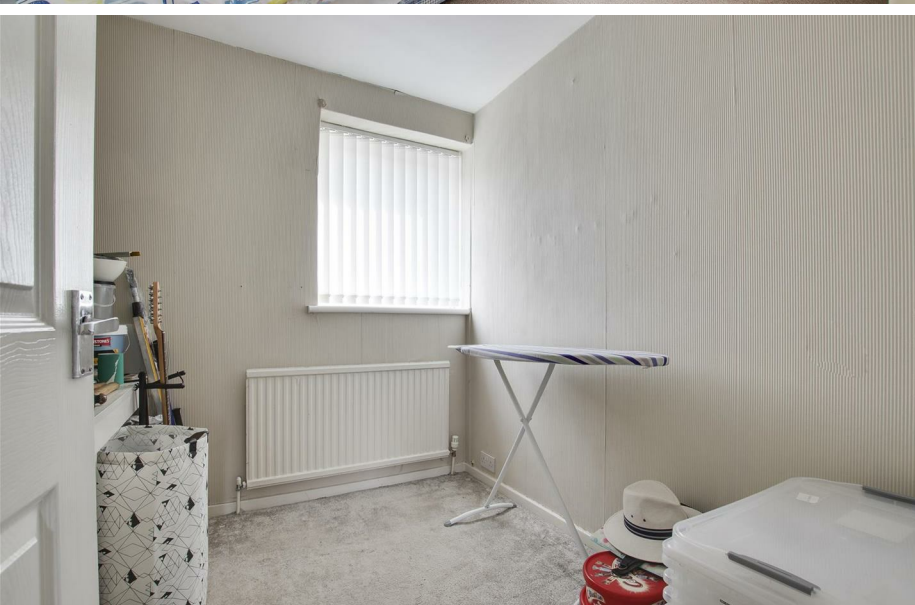
SPACIOUS FAMILY HOME...

GUIDE PRICE - £190,000-195,000

This three bedroom semi-detached house offers an abundance of space whilst being presented to a high standard, perfect for any first time or family buyers alike. The property benefits from built-in storage space and has been modernised throughout. Situated in a popular location close to many local amenities such as shops, restaurants, cafes, St Georges & Arnot Hill Park, excellent transport links into Nottingham City Centre and is within catchment area to highly recommended schools. To the ground floor is a spacious living room, a hall, a modern fitted kitchen/diner and to the first floor are three good sized bedroom serviced by a three piece bathroom suite. Outside to the front of the property is a driveway providing off road parking and to the rear of the property is a private landscaped garden.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Well Presented Throughout
- Off Road Parking
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hall

2*7" x 2*9" (0.79 x 0.86)
The hall has carpeted flooring

Living Room

11*5" x 15*11" (3.48 x 4.87)
The living room has carpeted flooring, a wall mounted radiator, a TV point, a feature fireplace with a decorative surround, an under stairs cupboard, a UPVC double glazed window to the front elevation and a UPVC double glazed door providing access into the accommodation

Kitchen/Diner

8*7" x 19*0" (2.62 x 5.80)
The kitchen/diner has laminate flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a black ceramic sink and a half with mixer taps and a drainer, a wall mounted boiler, an integrated oven with an induction hob and a sloping extractor hood, an integrated fridge freezer, space and plumbing for a washing machine, space for a dining table, two UPVC double glazed windows to the side and rear elevation and a UPVC double glazed door to the rear garden

FIRST FLOOR

Landing

6*10" x 5*8" (2.09 x 1.74)
The landing has carpeted flooring, a wall mounted radiator, a loft hatch and provides access to the first floor accommodation

Master Bedroom

10*5" x 11*3" (3.18 x 3.45)
The main bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes and a UPVC double glazed window to the front elevation

Bedroom Two

8*7" x 11*6" (2.64 x 3.52)
The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bathroom

7*3" x 5*1" (2.21 x 1.55)
The bathroom has vinyl flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted electric shower, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

8*7" x 7*9" (2.63 x 2.38)
The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a lawned garden, courtesy lighting and a driveway providing off road parking

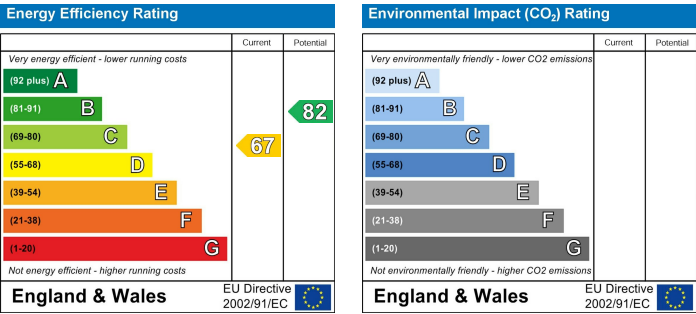
Rear

To the rear of the property is a landscaped garden with two patio areas, courtesy lighting, a wooden pergola, railway sleepers, a lawn, a range of plants and shrubs, paved stepping stones and panelled fencing

DISCLAIMER

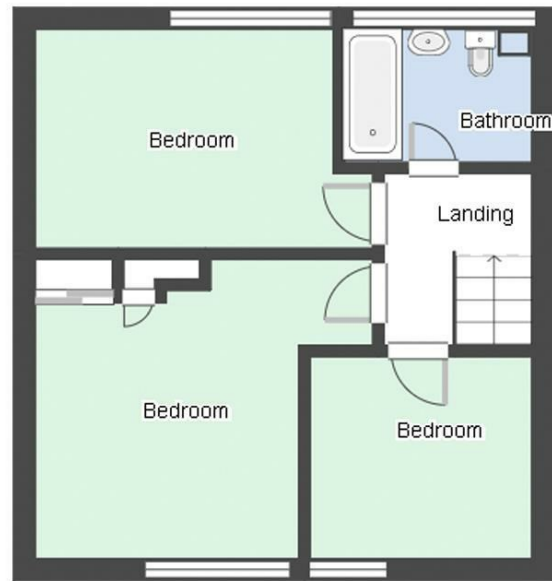
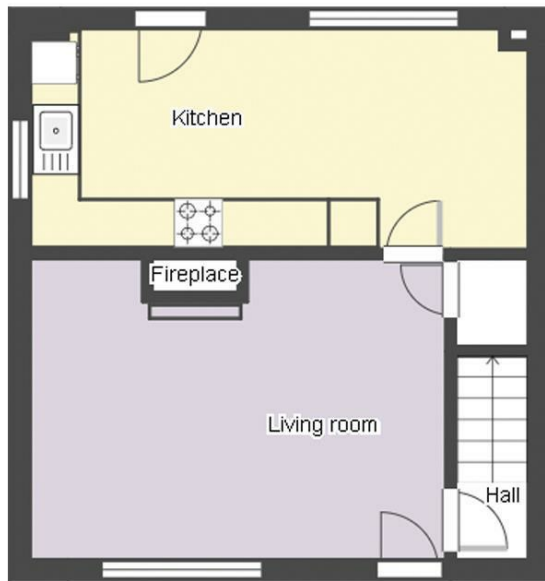
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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