

HoldenCopley

PREPARE TO BE MOVED

Cross Street, Arnold, Nottinghamshire NG5 7AX

Guide Price £150,000 - £155,000

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LOCATION, LOCATION, LOCATION...

This three bedroom semi-detached house is situated in a prime location just a stone's throw away from Arnold Town Centre, hosting a range of shops, supermarkets, local amenities and excellent bus links to the city centre. The property is also within easy reach to various schools including The Redhill Academy and Arnold Mill Primary School. This property would be an ideal purchase for any first time buyer or a growing family. To the ground floor is an entrance hall and a modern kitchen diner open plan to the living room along with access to the cellar. The first floor carries three bedrooms serviced by a bathroom suite. This property benefits from a boarded loft with lighting and accessed via a ladder. Outside to the rear is a generous sized garden.

MUST BE VIEWED



- Semi Detached House
- Three Bedrooms
- Modern Kitchen Diner
- Open Plan Living
- Three Piece Bathroom Suite
- Generous Sized Garden
- Prime Location
- Close To Local Amenities
- Great For A First Time Buy / Family Buyer
- Cellar & Boarded Loft

GROUND FLOOR

Entrance Hall

The entrance hall has wood effect flooring, carpeted stairs, a radiator, a UPVC double glazed window to the side elevation and provides access into the accommodation

Kitchen / Diner

16'8" x 10'6" (5.09 x 3.21)

The kitchen has a range of wrap around base and wall units, a stainless steel sink and a half with mixer taps and drainer, an integrated oven, a gas hob with an extractor fan, tiled splash back, tiled flooring, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, access to the cellar, a radiator, recessed spotlights, a UPVC double glazed window to the rear elevation and double french doors to the garden

Living Room

10'5" x 10'0" (3.20 x 3.07)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, a TV point and a feature fireplace

BASEMENT LEVEL

Cellar

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, a loft hatch and provides access to the first floor accommodation

Master Bedroom

10'5" x 10'0" (3.20 x 3.07)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator and carpeted flooring

Bedroom Two

10'7" x 10'5" (3.24 x 3.19)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator and carpeted flooring

Bedroom Three

6'6" x 6'3" (1.99 x 1.91)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a loft hatch and carpeted flooring

Bathroom

7'3" x 6'3" (2.23 x 1.92)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead electric shower, a radiator, partially tiled walls, recessed spotlights and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a low maintenance walled garden with gated access


Rear


To the rear of the property is a private enclosed garden with a patio area, a lawn, an outdoor tap, fence panelling and gated access

DISCLAIMER

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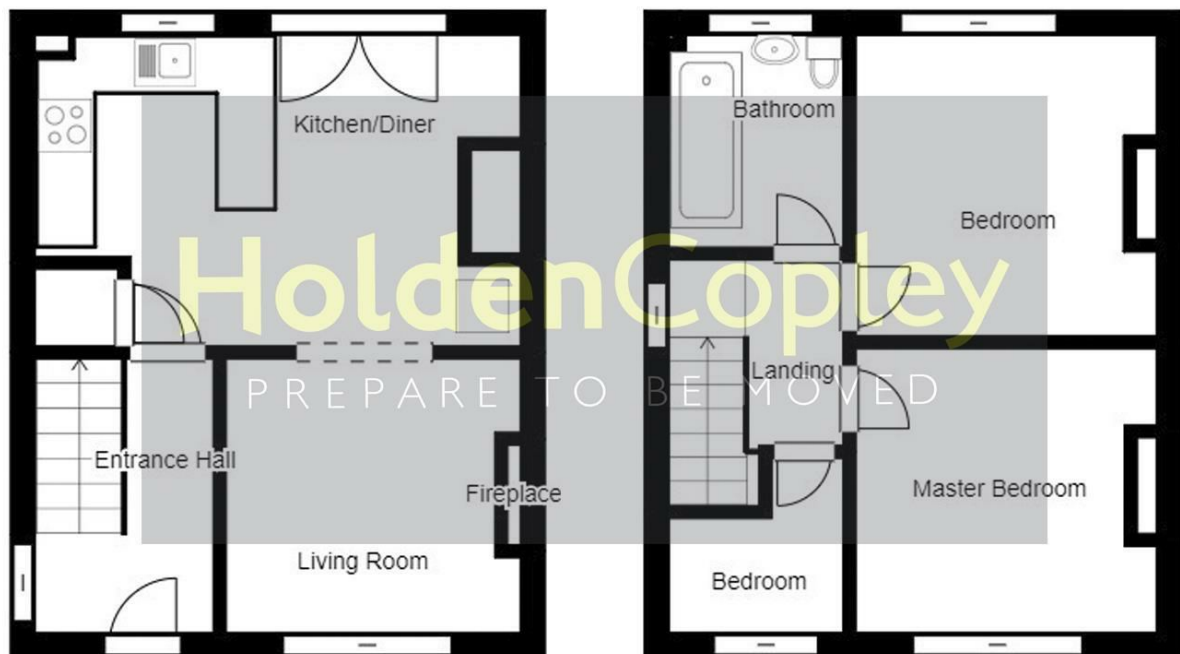
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	<div>47</div>	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		



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