

HoldenCopley

PREPARE TO BE MOVED

Eastcliffe Avenue, Gedling, Nottinghamshire NG4 4HG

Guide Price £180,000

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GUIDE PRICE £180,000 - £190,000

FANTASTIC FIRST OR FAMILY HOME

This semi detached house will make the perfect home for any first time buyer or family buyer alike.

The property is well presented throughout and ready to move straight into, it also has the potential to extend to the side and rear of property. Situated in a popular location with good school catchments this just has to be viewed.

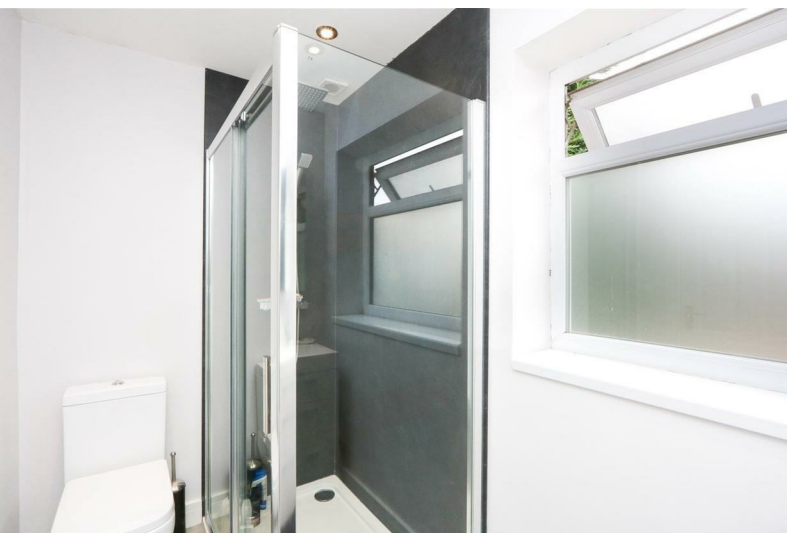
To the ground floor there is an entrance hallway, good sized lounge and dining room along with a modern kitchen.

The first floor has three bedrooms serviced by a modern bathroom suite.

Outside there is parking to the front.

To the rear there is a good sized garden with a patio area.

MUST BE SEEN





- Semi Detached
- Three Bedrooms
- Lounge Diner
- Modern Kitchen
- Entrance Hallway
- Modern Bathroom
- Parking
- Generous Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has a double glazed door, a double glazed window, radiator and provides access to the ground floor accommodation

Living Room

13*5" x 13*5" (4.1 x 4.1)

The living room has a double glazed bay window, a radiator and a TV point

Dining Room

10*2" x 8*6" (3.1 x 2.6)

The dining room has double glazed French style doors leading to the garden, a radiator and space for a dining table

Kitchen

11*5" x 10*2" (3.5 x 3.1)

The kitchen has a range of base and wall units, a stainless steel sink with drainer and mixer tap, an integrated oven, gas hob, space and plumbing for a washing machine and dishwasher, space for a fridge, a double glazed window and a storage cupboard

FIRST FLOOR

Landing

The landing has a double glazed window, storage cupboard and provides access to the first floor accommodation

Master Bedroom

14*1" x 10*9" (4.3 x 3.3)

The main bedroom has a double glazed window, a radiator and fitted wardrobe

Bedroom Two

14*1" x 8*6" (4.3 x 2.6)

The second bedroom has a double glazed window, a radiator and fitted wardrobe

Bedroom Three

9*2" x 7*2" (2.8 x 2.2)

The third bedroom has a double glazed window, a radiator and a fitted wardrobe

Bathroom

7*10" x 5*2" (2.4 x 1.6)

The bathroom has a shower cubicle, a low level flush WC, a hand wash basin, heated towel rail and a double glazed window

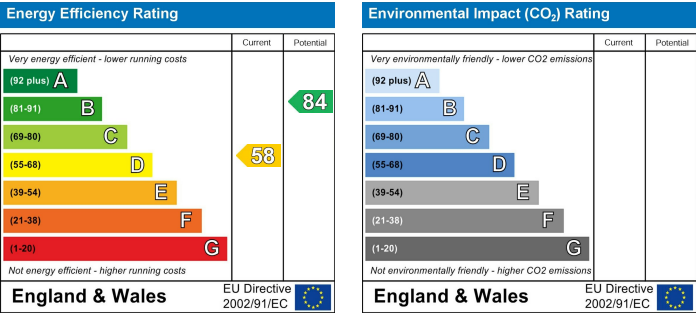
OUTSIDE

Front

To the front of the property there is a block paved driveway and a garage

Rear

To the rear of the property there is a private lawned garden with a patio area and a garden shed



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GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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