

# HoldenCopley

PREPARE TO BE MOVED

Hawthorn Crescent, Arnold, Nottinghamshire NG5 8BW

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Guide Price £140,000

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LOCATION, LOCATION, LOCATION

GUIDE PRICE: £140,000 - £150,000

This three bedroom end terraced house would make the perfect home for any first time or family buyer. The property is conveniently located just a short walk from various schools and within close proximity to shops, excellent transport links and the stunning countryside.

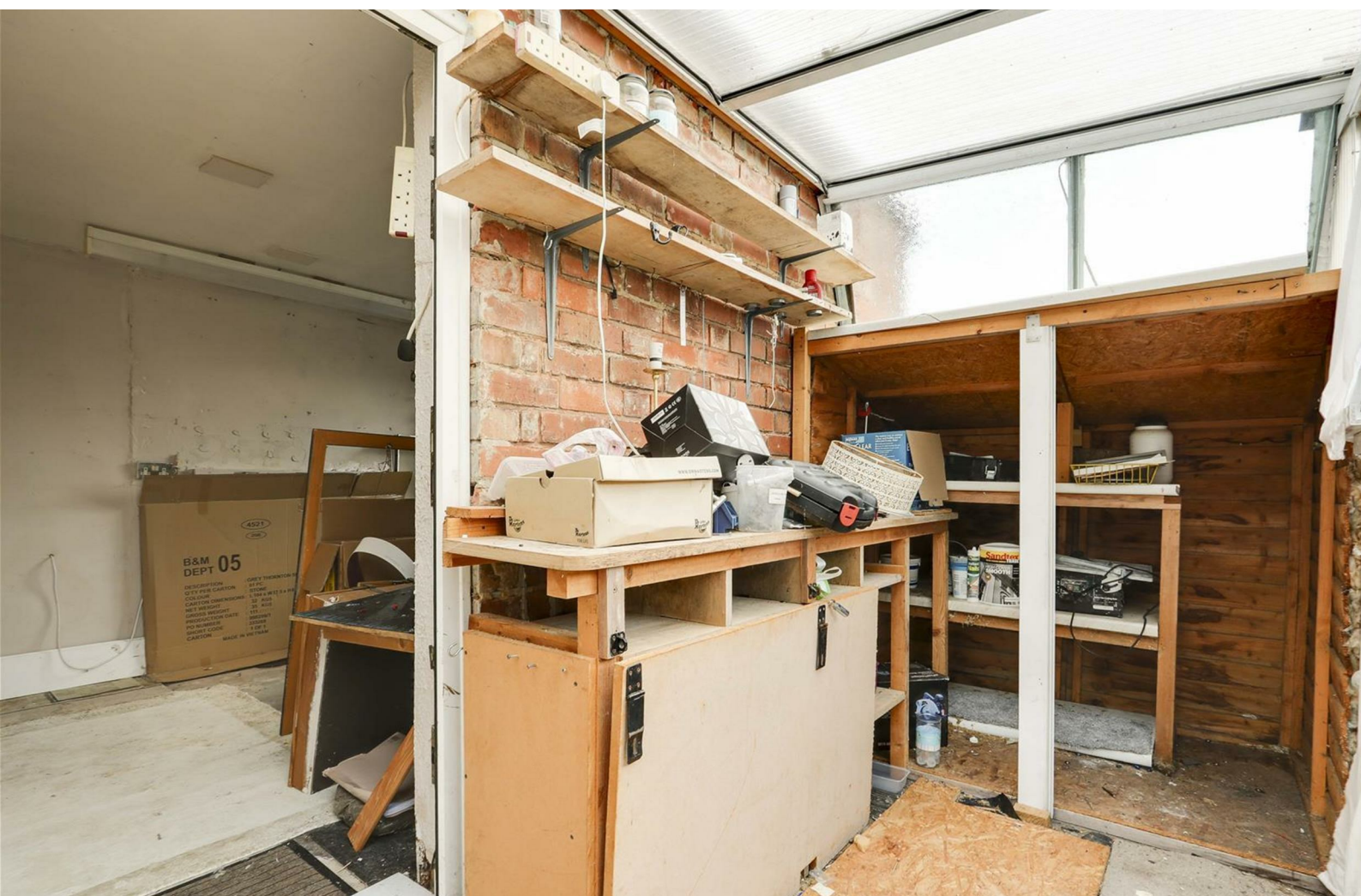
This house needs to be viewed to fully appreciate the potential it can offer.

On the ground floor there is a light and spacious lounge, a kitchen with an island breakfast bar, an additional reception room, a shower room and the conservatory.

The first floor carries the three double bedrooms serviced by the bathroom suite.

Outside to the front is a low maintenance garden and to the rear is a tiered garden with a decking area.

MUST BE VIEWED







- End Terraced House
- Three Bedrooms
- Kitchen With Breakfast Bar
- Two Reception Rooms
- Conservatory
- Shower Room & Bathroom
- Private Enclosed Garden
- Sought After Location
- 360° Virtual Tour Available
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, a double glazed window and provides access into the accommodation

Living Room

13'6" x 13'2" (4.12 x 4.03)

The lounge has a double glazed window, a radiator, TV point and a feature fireplace

Kitchen

13'1" x 9'7" (3.99 x 2.93)

The kitchen has a range of base and wall units, a stainless steel sink with mixer taps, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine, an island with a breakfast bar, a radiator and double doors that lead out to the conservatory

Reception Room

11'6" x 9'7" (3.51 x 2.94)

The reception room has a double glazed window

Shower Room

6'5" x 5'0" (1.98 x 1.54)

The shower room has a low level flush WC, a hand wash basin, a walk in shower, a radiator, part tiled walls, a double glazed window and LED spotlights on the ceiling

Conservatory

10'2" x 7'11" (3.10 x 2.43)

The conservatory has uPVC double glazed windows and french doors that leads out to the garden

FIRST FLOOR

Landing

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

Master Bedroom

13'6" x 11'8" (4.13 x 3.58)

The main bedroom has a double glazed window and a radiator

Bedroom Two

11'8" x 9'11" (3.56 x 3.03)

The second bedroom has a radiator and a double glazed window

Bedroom Three

9'1" x 7'10" (2.77 x 2.40)

The third bedroom has a double glazed window and a radiator

Bathroom

7'7" x 7'3" (2.33 x 2.23)

The bathroom has a low level flush WC, a hand wash basin, a bath, a heated towel rail, part tiled walls and two double glazed window

OUTSIDE

Front

To the front of the property is on street parking

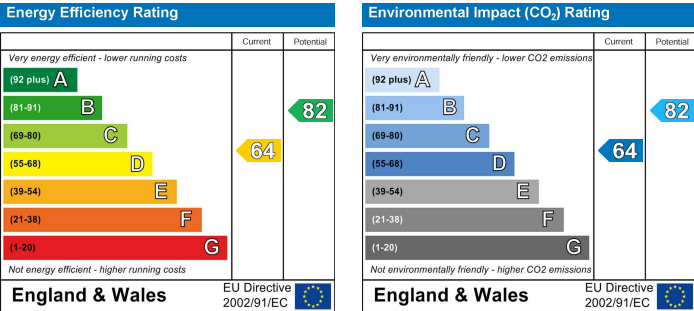
Rear

To the rear of the property is a private enclosed tiered garden with a decking area and a lawn

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