

# HoldenCopley

PREPARE TO BE MOVED

Highbury Road, Bulwell, Nottinghamshire NG6 9AF

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Guide Price £140,000 - £150,000

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### EXCELLENT TRANSPORT LINKS...

This three bedroom end terraced house benefits from spanning across three floors and offers an abundance of space throughout. This property is well presented and has plenty of potential for a range of buyers. Situated in a convenient location just a short walk to various transport links including Bulwell Train Station and trams, local amenities and schools. To the ground floor are two reception rooms and a galley style breakfast kitchen along with access to a cellar for additional storage. The first floor carries two bedrooms and a three piece bathroom suite. Upstairs on the second floor is an additional double bedroom and a good sized loft room. Outside there are low maintenance gardens to both the front and rear of the property.

MUST BE VIEWED







- End Terraced House
- Three Bedrooms
- Two Reception Rooms
- Galley Style Kitchen
- Cellar
- Three Piece Bathroom Suite
- Low Maintenance Garden
- Close To Transport Links
- Well Presented
- Must Be Viewed











GROUND FLOOR

Dining Room

12'6" x 12'7" (3.82 x 3.86)

The dining room has a UPVC double glazed bay window to the front elevation, wood effect flooring, a radiator and provides access into the accommodation

Lounge

14'5" x 16'6" (4.40 x 5.04)

The lounge has a UPVC double glazed window to the rear elevation, carpeted flooring, a TV point, a radiator and access to the cellar

Kitchen/Diner

6'6" x 19'2" (2.00 x 5.85)

The kitchen has a range of base and wall units with wood effect work surfaces, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled splash back, a radiator, wood effect flooring, UPVC double glazed windows to the side elevation and a single door providing access into the garden

CELLAR

Store

12'9" x 15'3" (3.90 x 4.65)

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

Master Bedroom

12'0" x 12'7" (3.66 x 3.86)

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

Bedroom Two

8'7" x 10'2" (2.64 x 3.10)

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

Bathroom

The bathroom has a low level flush WC, a wash basin, a panelled bath with an overhead shower and shower screen, a radiator, partially tiled walls, wood effect flooring, an extractor fan and a UPVC double glazed window to the rear elevation

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accommodation

Bedroom Three

11'11" x 12'7" (3.64 x 3.85)

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

Loft Room

12'6" x 6'6" (3.82 x 2.00)

This room has carpeted flooring, an exposed beam on the ceiling and on the floor and houses the boiler

OUTSIDE

Front

To the front of the property is a courtyard style walled garden

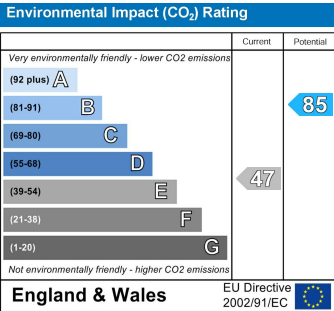
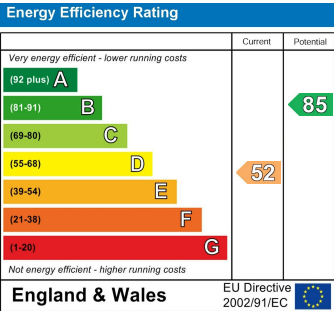
Rear

To the rear of the property is a low maintenance garden with steps up to a gravelled area, a decked seating area and fence panelling

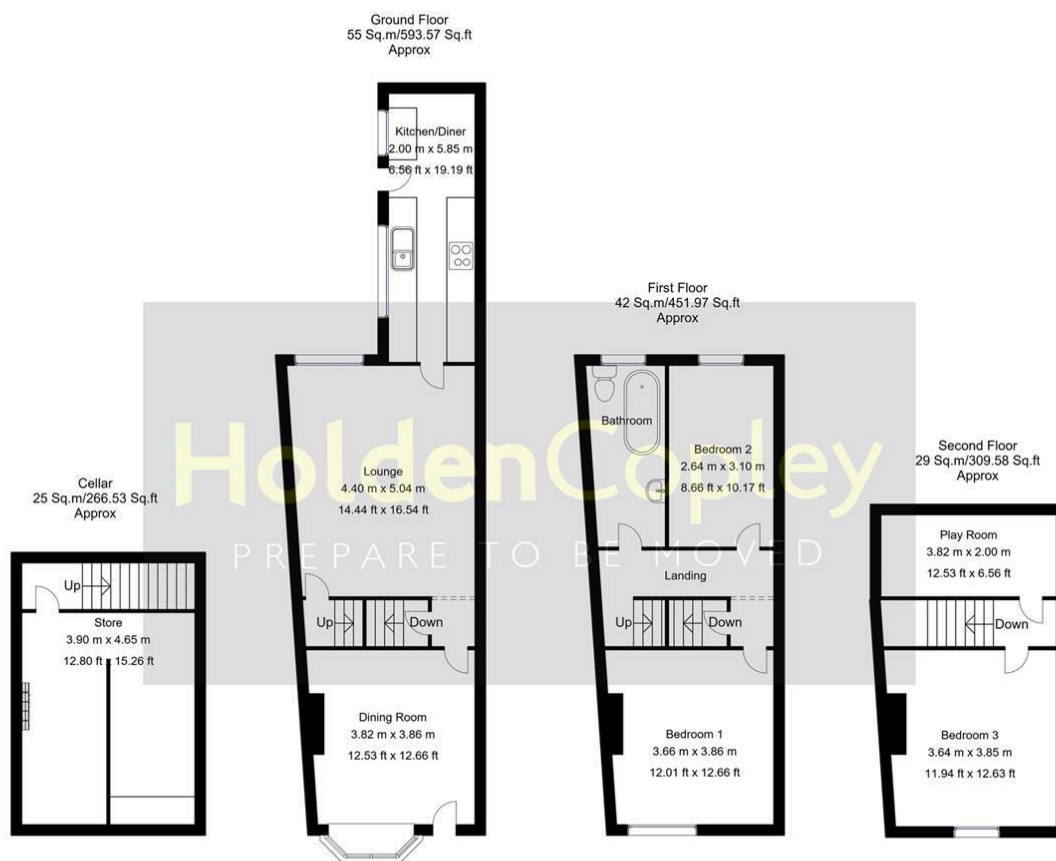
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