

# HoldenCopley

PREPARE TO BE MOVED

Highbury Road, Bulwell, Nottinghamshire NG6 9FE

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Guide Price £290,000

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GUIDE PRICE £290,000 - £300,000

### NEWLY REFURBISHED HOME...

This five bedroom semi detached property has recently undergone a complete refurbishment including new plumbing, a newly fitted boiler and a complete rewire which has been finished to a high standard throughout providing ample accommodation that is ready to move straight into. Situated in the popular location of Bulwell which is host to a range of local amenities such as shops, eateries and excellent transport links including Bulwell Train Station. To the ground floor of the property is an entrance hall, two spacious reception rooms, a modern kitchen and a stylish three piece bathroom suite. The first floor carries three bedrooms serviced by a shower room en-suite, to the second floor is the final two bedrooms. Outside to the front of the property is a driveway to provide off road parking and to the rear of the property is a private mature garden with a lawn.

### MUST BE VIEWED





- Semi Detached
- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Modern Kitchen
- Off Street Parking
- Private Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Hall

5\*2" x 26\*2" (1.6 x 8.0)

The entrance hall has tiled flooring, a radiator, coving to the ceiling, carpeted stairs and provides access into the accommodation

Living Room

15\*8" x 12\*1" (4.8 x 3.7)

The living room has carpeted flooring, a radiator, coving to the ceiling, an in-built shelving unit, a UPVC double glazed window to the side elevation and a UPVC double glazed bay window to the front elevation

Dining Room

14\*1" x 14\*5" (4.3 x 4.4)

The dining room has carpeted flooring, a feature fireplace with a decorative mantelpiece, coving to the ceiling, a radiator and UPVC double glazed windows to the front and rear elevations

Kitchen

17\*8" x 9\*2" (5.4 x 2.8)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted countertops, a sink with a drainer and stainless steel mixer taps, an integrated double oven with a gas hob and an extractor fan, an additional induction hob, partially tiled walls, an in-built cupboard, recessed spotlights, a radiator, three UPVC double glazed windows to the side elevation and a UPVC double glazed window to the rear elevation

Hall

2\*7" x 5\*10" (0.8 x 1.8)

The hall has floor to ceiling tiles and a UPVC door to access the rear of the property

Bathroom

5\*10" x 7\*6" (1.8 x 2.3)

The bathroom has floor to ceiling tiles, a low level flush WC, a wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and a glass shower screen, an extractor fan, a chrome heated towel rail and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

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

Bedroom One

12\*5" x 15\*8" (3.8 x 4.8)

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

Bedroom Two

14\*5" x 14\*1" (4.4 x 4.3)

The second bedroom has carpeted flooring, a radiator and UPVC double glazed windows to the front and rear elevations

Bedroom Three

10\*9" x 11\*9" (3.3 x 3.6)

The third bedroom has carpeted flooring, a range of fitted cupboards that house the boiler, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

6\*6" x 5\*10" (2.0 x 1.8)

The bathroom has floor to ceiling tiles, a low level flush WC, a pedestal

wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass sliding shower screens, a chrome heated towel rail and a UPVC double glazed obscure window to the side elevation

SECOND FLOOR

Landing

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

Bedroom Four

17\*8" x 10\*2" (5.4 x 3.1)

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

Bedroom Five

11\*1" x 14\*9" (3.4 x 4.5)

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

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking for two vehicles and courtesy lighting

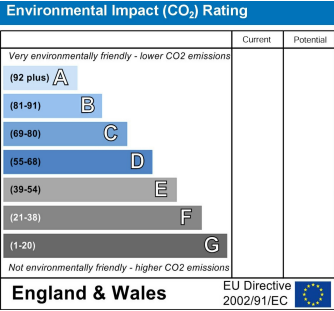
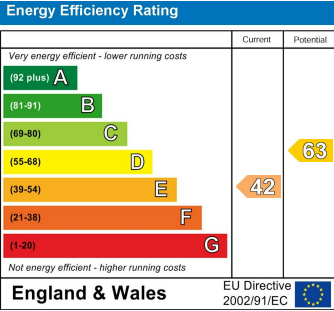
Rear

To the rear of the property is a private enclosed garden with a lawn, a paved area, courtesy lighting and various plants

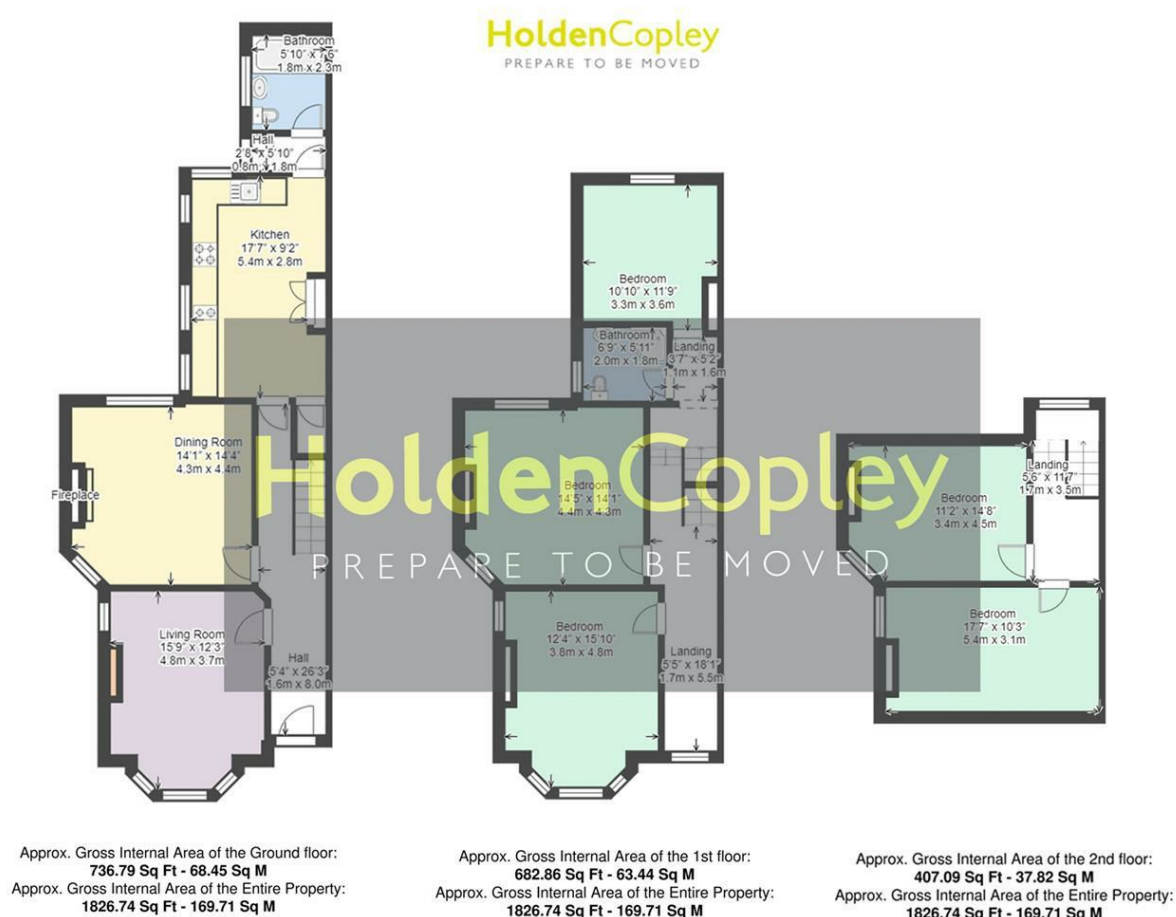
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All sizes and areas are approximate and for identification only. Not to scale.

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