

HoldenCopley

PREPARE TO BE MOVED

Blackthorn Drive, Cinderhill, Nottinghamshire NG6 8PZ

Guide Price £170,000 - £185,000

Blackthorn Drive, Cinderhill, Nottinghamshire NG6 8PZ



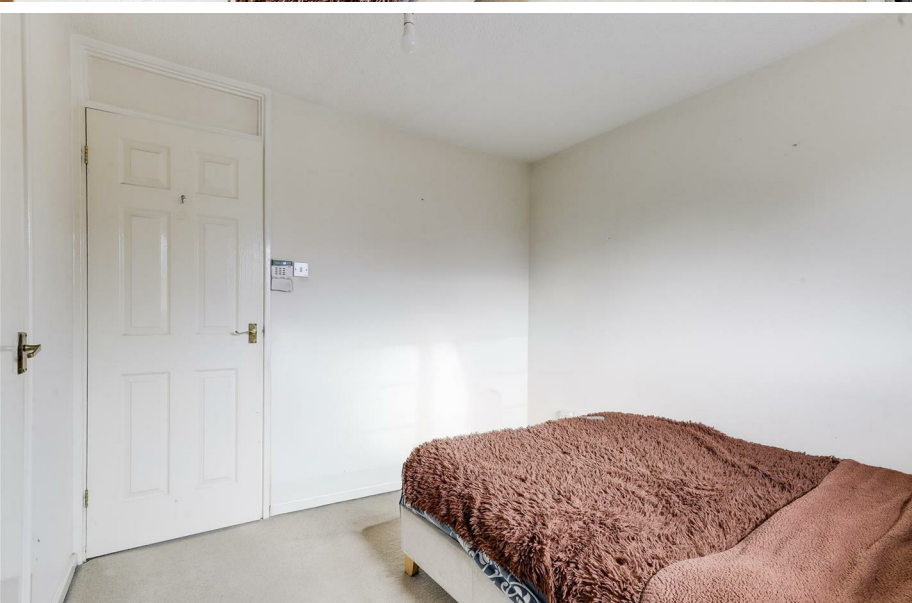
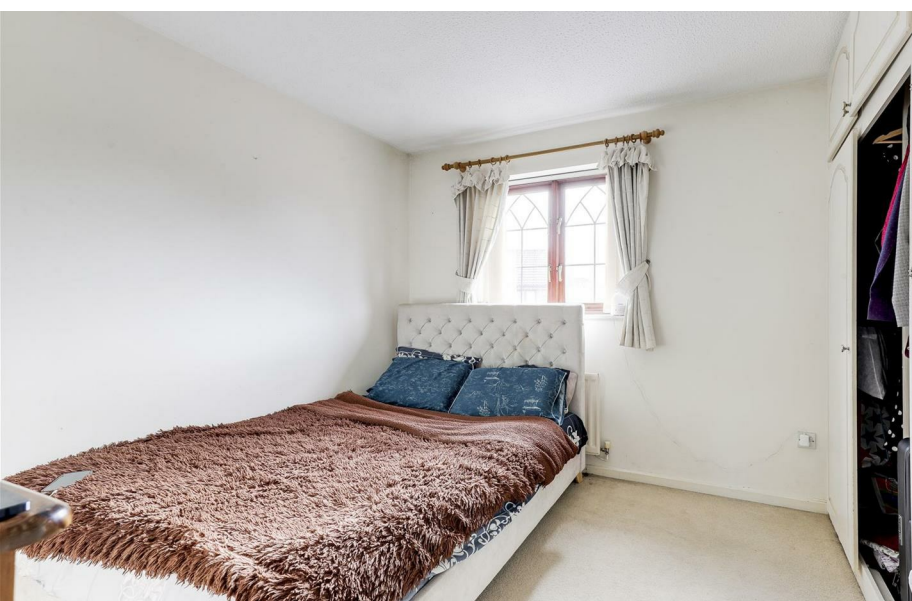
GUIDE PRICE £170,000 - £180,000

IDEAL FIRST TIME BUY...

Offered to the market with no upward chain, this well-presented two-bedroom semi-detached house is situated in a popular residential location within easy reach of local amenities, excellent transport links and schooling. The property offers spacious accommodation throughout, making it an ideal purchase for a first-time buyer or small family. Upon entering the property, you are greeted by an entrance hall leading into a cosy living room with stairs to the first floor. To the rear, there is a bright and airy fitted kitchen/diner with ample storage and space for appliances, complete with sliding patio doors opening out to the garden – perfect for entertaining. The first floor carries two generously sized double bedrooms, both benefiting from fitted wardrobes, and a three-piece bathroom suite. Outside to the front, the property boasts a driveway providing off-street parking. To the rear, you will find a low-maintenance garden with a paved patio seating area, gravel borders, mature planting and a storage shed, all enclosed for privacy.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Cosy Living Room
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Low-Maintenance Rear Garden
- Off-Street Parking
- Ideal For First Time Buyers
- Excellent Transport Links
- Sold As Seen





GROUND FLOOR

Entrance Hall

4'8" x 3'9" (1.44 x 1.16)

The entrance hall has carpeted flooring, a wall-mounted electric heater, a dado rail, a wood-framed double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

13'10" x 12'7" (4.23 x 3.84)

The living room has carpeted flooring and stairs, a radiator, a dado rail, two sofas, a coffee table, a TV-unit, a TV, a side unit, and a wood-framed double-glazed window to the front elevation.

Kitchen/Diner

12'6" x 9'2" (3.82 x 2.81)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, a freestanding cooker, an extractor fan, a washing machine, a dishwasher, an American-style fridge freezer, tiled flooring, partially tiled walls, a wood-framed double-glazed window to the rear elevation, and sliding patio doors leading out to the rear garden.

FIRST FLOOR

Landing

6'5" x 6'1" (1.96 x 1.87)

The landing has carpeted flooring, a dado rail, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

9'10" x 9'1" (3.01 x 2.79)

The main bedroom has carpeted flooring, a radiator, a built-in storage cupboard, a bed, a bookshelf, a fitted wardrobe with overhead cupboards, and a wood-framed double-glazed window to the front elevation.

Bedroom Two

12'6" x 6'7" (3.82 x 2.01)

The second bedroom has carpeted flooring, a radiator, a bed, fitted wardrobes with overhead cupboards and a chest of drawers, and a wood-framed double-glazed window to the rear elevation.

Bathroom

6'5" x 6'2" (1.98 x 1.88)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a planter with a tree and gravel, and fence panelled boundaries.

Rear

To the rear of the property is a low-maintenance rear garden with a paved patio seating area, a gravelled area, mature greenery, a shed, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download

speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Basford Hall conservation area

Other Material Issues – No

DISCLAIMER

*** Please note that all furniture seen in the property is included within the price ***

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

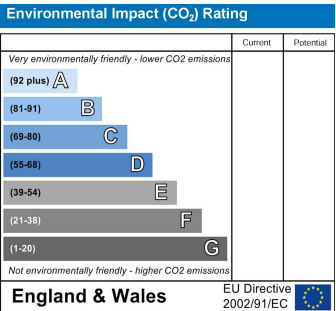
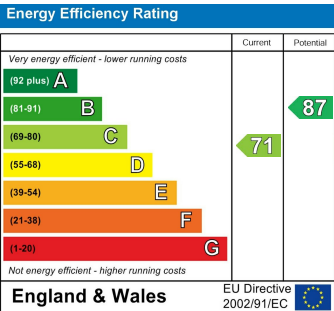
The vendor has advised the following:

Property Tenure is freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Blackthorn Drive, Cinderhill, Nottinghamshire NG6 8PZ



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.