

HoldenCopley

PREPARE TO BE MOVED

Cantrell Road, Bulwell, Nottinghamshire NG6 9HJ

Guide Price £165,000 - £170,000

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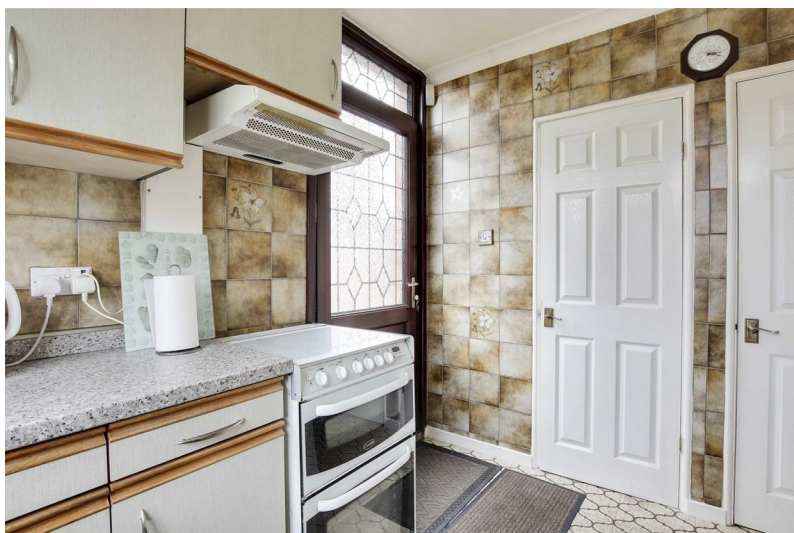


GUIDE PRICE: £165,000 - £170,000

NO UPWARD CHAIN...

This three bedroom semi detached house would make a great home for any first time buyer or growing family as the property offers plenty of space throughout whilst being sold to the market with no upward chain, ready for you to move straight in. Situated in a convenient location within reach of regular bus and train services, local amenities and various schools. To the ground floor is a porch with an entrance hall, a W/C, two reception rooms and a kitchen with a pantry. The first floor carries two double bedrooms with in-built wardrobes, a single bedroom and a bathroom suite with a separate W/C along with access to a fully boarded loft. Outside to the front is a driveway with access into the garage providing ample off road parking and to the rear is a good sized well maintained garden.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen With Pantry
- Ground Floor W/C
- Bathroom & Separate W/C
- Well Maintained Garden
- Driveway & Garage
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

The porch has windows to the front elevation and provides access into the accommodation

Entrance Hall

The entrance hall has carpeted flooring, a radiator and a frosted glass window to the front elevation

W/C

This space has a low level flush WC, a wash basin, tiled splash back, tiled flooring and an extractor fan

Kitchen

10'2" x 8'0" (3.11 x 2.44)

The kitchen has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a sink with mixer taps and drainer, space for a cooker, an extractor fan, space and plumbing for a washing machine, partially tiled walls, tiled flooring, an in-built pantry cupboard, a double glazed window to the rear elevation and a single door leading out to the rear garden

Living Room

The living room has a double glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a TV point and a feature fireplace with a decorative surround

Family Room

13'4" x 11'1" (4.08 x 3.38)

The family room has carpeted flooring, coving to the ceiling, a TV point, wall light fixtures, a radiator, a fireplace with a brick feature surround and tiled hearth and a sliding patio door leading out to the rear garden

FIRST FLOOR

Landing

The landing has a double glazed window to the side elevation, carpeted flooring, access to the first floor accommodation and provides access to the boarded loft with lighting via a drop down ladder

Master Bedroom

13'5" x 11'2" (4.11 x 3.42)

The main bedroom has a double glazed window to the rear elevation, carpeted flooring, a radiator and in-built wardrobes with display shelves

Bedroom Two

11'3" x 10'11" (3.44 x 3.33)

The second bedroom has a double glazed window to the front elevation, carpeted flooring, a radiator and three in-built wardrobes

Bedroom Three

10'4" x 8'1" (3.15 x 2.47)

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

W/C

This space has a low level flush WC and a double glazed obscure window to the side elevation

Bathroom

6'2" x 4'9" (1.88 x 1.47)

The bathroom has a pedestal wash basin, a panelled bath with a wall mounted electric shower, an extractor fan, a radiator, fully tiled walls, an in-built cupboard and a double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a garden with decorative plants and shrubs, gated access, a driveway and access into the single detached garage towards the rear

Garage

The single detached garage has lighting and power points

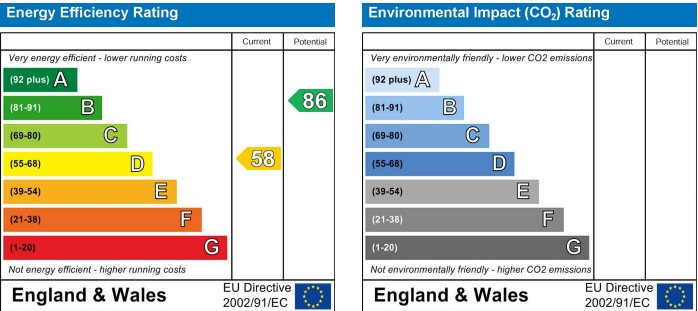
Rear

To the rear of the property is a garden with a patio area, an outdoor tap, a lawn, a range of decorative trees, plants and shrubs and access into the single garage

DISCLAIMER

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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 license 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.





Approx. Gross Internal Area of the Ground floor:
484.16 Sq Ft - 44.98 Sq M
Approx. Gross Internal Area of the Entire Property:
931.51 Sq Ft - 86.54 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
447.35 Sq Ft - 41.56 Sq M
Approx. Gross Internal Area of the Entire Property:
931.51 Sq Ft - 86.54 Sq M

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