



Lindisfarne Gardens,
Top Valley, Nottingham
NG5 9NU

£160,000 Freehold



**** MUST VIEW ** IDEAL FOR FIRST-TIME BUYERS / INVESTORS ****

Robert Ellis Estate Agents are delighted to offer to the market this fantastic THREE-bedroom, Mid terrace family home situated in the heart of Top Valley, Nottingham.

The property is located in Top Valley, a stone's throw away from the local shops and Schools. Alongside this, it offers easily accessible transport links into Arnold, Mapperley, Nottingham City centre and surrounding villages/towns. You have Park Vale Academy and Rise Park Primary & Nursery School within the area, making it ideal for families.

Upon entry, you are welcomed into the spacious hallway with a large understairs storage cupboard. Off the hallway is the lounge to the front elevation and fitted modern dining kitchen at the rear. Stairs leading up to the landing, first double bedroom, second double bedroom, Third Bedroom with built-in storage, and family bathroom with a three-piece suite.

With a garden to the front elevation and an enclosed garden to the rear.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home- Contact the office on 0115 648 5485 to arrange your viewing now!



Council Tax
Council Tax Band A, Gedling Borough Council

ENTRANCE HALLWAY

With uPVC double glazed entrance door to the front elevation, staircase leading to the first floor landing, wall mounted radiator, laminate floor covering, wall mounted electrical consumer unit, ceiling light point, with large storage cupboard and doors leading off to:

STORE

2'8" x 5'9" (0.81m x 1.75m)

With light, shelving for further storage.

LIVING ROOM

14'09" x 11'04" (4.50m x 3.45m)

uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering with panel door leading through to re-fitted dining kitchen.

RE-FITTED DINING KITCHEN

8'10" x 17'05" (2.69m x 5.31m)

With a range of modern matching wall and base units incorporating work surface over and handleless feature doors, integrated oven with four ring ceramic hob above and a stainless steel extractor hood over, inset sink with modern swan-neck mixer tap above, space and plumbing for automatic washing machine and freestanding fridge/freezer, gas central heating Baxi combination boiler providing instant hot water and central heating to the property housed within a matching cupboard, uPVC double glazed window to the rear elevation with uPVC double glazed sliding doors leading to the enclosed garden to the rear, large format tiling to the floor, wall mounted radiator, feature tiled wall incorporating split stone tiles, wine rack and recessed spotlights to the ceiling. (Re-wired 2019/boiler re-fitted November 2016).

FIRST FLOOR LANDING

Loft access hatch, ceiling light point, panel doors leading off to storage cupboard.

STORAGE CUPBOARD

Storage space offering useful additional storage space.

FAMILY BATHROOM

8'09" x 5'05" (2.67m x 1.65m)

Two uPVC double glazed windows to the rear elevation, vanity wash hand basin with storage cupboards below, low level flush WC, panel bath with rainwater, shower head attachment over, additional shower raiser, chrome heated towel rail, large format tiling to the floor with tiled bath panel, recessed spotlights to the ceiling and extractor fan.

BEDROOM ONE

13'09" x 11'05" (4.19m x 3.48m)

uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

BEDROOM TWO

11'07" x 9'08" (3.53m x 2.95m)

uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

BEDROOM THREE

7'06" x 5'10" (2.29m x 1.78m)

uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point with:

LARGE BUILT-IN STORAGE CUPBOARD

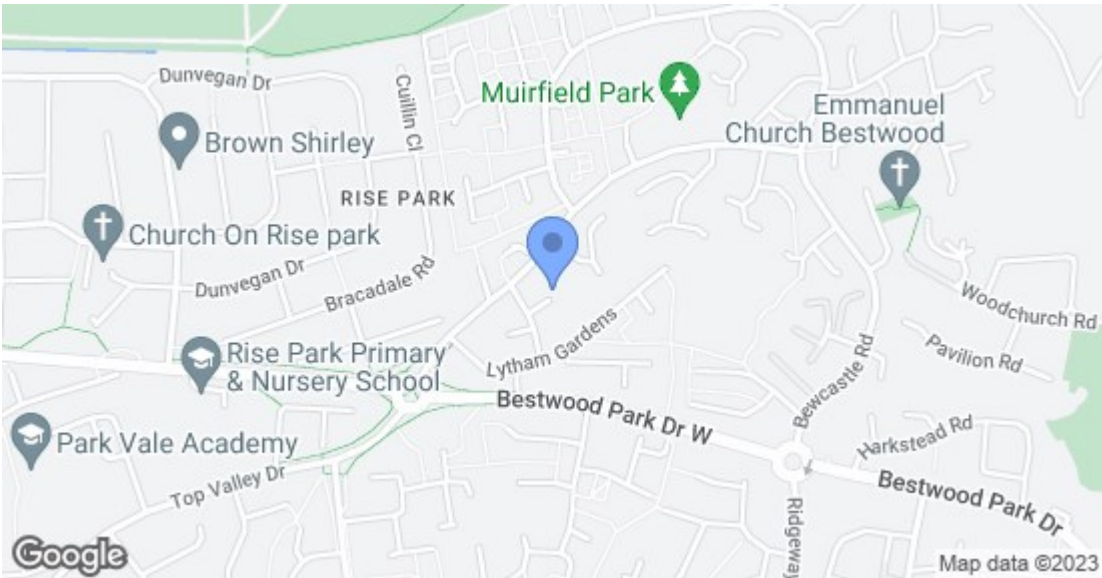
2'9" x 2'9" (0.84m x 0.84m)

With access to the bedroom.

Property To Sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.