



Northwood Crescent,
Arnold, Nottingham
NG5 6DQ

£175,000 Freehold



****GUIDE PRICE £175,000 - £185,000****

Welcome to Northwood Crescent..

Robert Ellis estate agents are delighted to offer to the market this fantastic three-bedroom, semi-detached home in Arnold, Nottingham.

The property itself sits favorably within walking distance of nearby schooling. There is easy access to Arnold Town Center where there is a wide variety of national and independent retailers and shopping facilities and transport links.

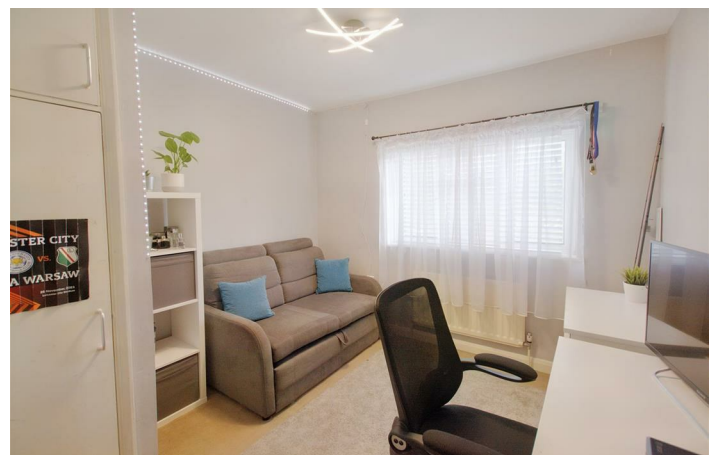
Upon entry, you are greeted by the hallway, leading to the living room with a door leading into the fitted kitchen with ample wall and base units and a further door leading to the understairs storage area. To the rear of the property, you will find a low-maintenance rear garden with a lawn and fencing to the boundaries.

Stairs to landing, first double bedroom, second double bedroom, third single bedroom, and family bathroom with a three-piece suite.

The property offers a driveway providing off-the-road hard standing and a front garden to lawn.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home!

Contact the office now on 0115 648 5485.



Entrance Hallway

UPVC double glazed entrance door to the side, laminate flooring, stairs to the first floor, ceiling light point and doorway to:

Living Room

14'8 x 11'1 approx (4.47m x 3.38m approx)

UPVC double glazed picture window to the front, laminate flooring, wall mounted radiator, meter cabinet into chimney recess, decorative Adam style fireplace incorporating a cast iron arch inset and tiled surround and internal doorway to:

Kitchen

8'4 x 15' approx (2.54m x 4.57m approx)

With a range of matching wall and base units incorporating a laminate work surface over, 1½ bowl stainless steel sink with swan neck mixer tap, space and point for a free standing gas cooker, space and plumbing for an automatic washing machine, tiled splashbacks, tiling to the floor, UPVC double glazed window to the rear, UPVC double glazed door leading to the enclosed garden to the rear, wall mounted gas combination central heating boiler, space and point for a free standing fridge freezer, wall mounted double radiator, space for a dining table and panelled door to understairs storage cabinet having a UPVC double glazed window to the side, light and shelving providing useful additional storage.

First Floor Landing

Ceiling light point, UPVC double glazed window to the side, loft access hatch and panelled doors to:

Bedroom 1

11'2 x 10' approx (3.40m x 3.05m approx)

UPVC double glazed window to the front, ceiling light point and wall mounted double radiator.

Bedroom 2

10'1 x 9'9 approx (3.07m x 2.97m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and built-in storage cabinet.

Bedroom 3

7'11 x 6'11 approx (2.41m x 2.11m approx)

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

Bathroom

6'10 x 6'5 approx (2.08m x 1.96m approx)

UPVC double glazed window to the front, panelled bath, pedestal wash hand basin with storage cupboard below and low flush w.c., tiled splashbacks, mains fed electric shower and extractor fan.

Outside

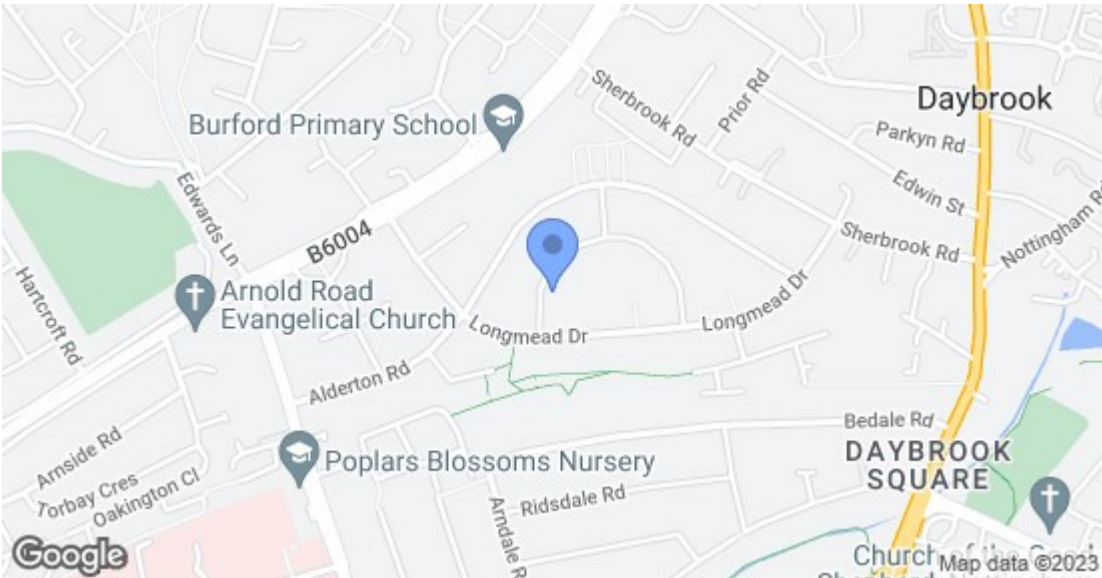
To the front of the property there is a driveway providing off road parking, garden laid to lawn and fencing to the boundaries, secure gated access to the side.

To the rear there is a good size enclosed garden with fencing to the boundaries.

Council Tax

Nottingham City Council Band A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.