



**Balmoral Crescent  
Wollaton, Nottingham NG8 2DQ**

A three bedroom semi-detached house  
enjoying a quiet and peaceful cul-de-sac  
location.

**Offers Around £260,000 Freehold**



A three bedroom semi-detached house enjoying a quiet and peaceful cul-de-sac location.

Situated in this sought after and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links and Wollaton Hall & Deer Park this great property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief, the internal accommodation comprises: Porch, entrance hallway, lounge, dining room/conservatory, kitchen breakfast room and lean-to to the ground floor with three bedrooms, a bathroom and WC to the first floor.

To the front of the property you will find a range of mature trees and shrubs and a shared concrete driveway leading to the garage at the rear with gated side access leading to the private and enclosed generous rear garden which includes a patio overlooking the lawn beyond, stocked beds and borders and mature trees and shrubs.

Offered to the market in need of some updating and modernising, this property is the perfect opportunity for the incoming purchaser re-furbish and re-configure to suit their own personal needs and requirements and also benefits from chain free vacant possession.



### Porch

French doors with flanking windows, tiled floor and door with flanking windows to the entrance hallway.

### Entrance Hallway

With window to the side, stairs to the first floor, radiator and door to the kitchen breakfast room and lounge.

### Lounge

15'11" x 11'7" (4.86 x 3.54)

With a UPVC double glazed bay window to the front, electric fire with tiled surround, radiator and French doors with flanking windows to the dining room/conservatory.

### Dining Room/Conservatory

10'5" x 10'4" (3.19 x 3.17)

With tiled flooring and UPVC double glazed French doors with flanking windows to the rear.

### Kitchen Breakfast Room

18'6" x 8'11" (5.66 x 2.73)

With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and a mixer tap, integrated electric oven and hob with air filter over, tiled flooring and splashbacks, integrated fridge freezer, radiator, pantry, UPVC double glazed windows to the rear and side and door to the lean-to.

### Lean-To

With a window to the side and door to the rear.

### First Floor Landing

With UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom and three bedrooms.

### Bedroom One

12'0" x 10'9" (3.68 x 3.28)

Carpeted double bedroom with UPVC double glazed window to the front, fitted wardrobes and radiator.

### Bedroom Two

10'1" x 8'7" (3.08 x 2.64)

Carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'7" x 7'6" (2.62 x 2.3)

Carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Comprising panelled bath with shower over, wall mounted wash hand basin, tiled flooring and splashbacks, radiator, two useful storage cupboards and UPVC double glazed window to the rear.

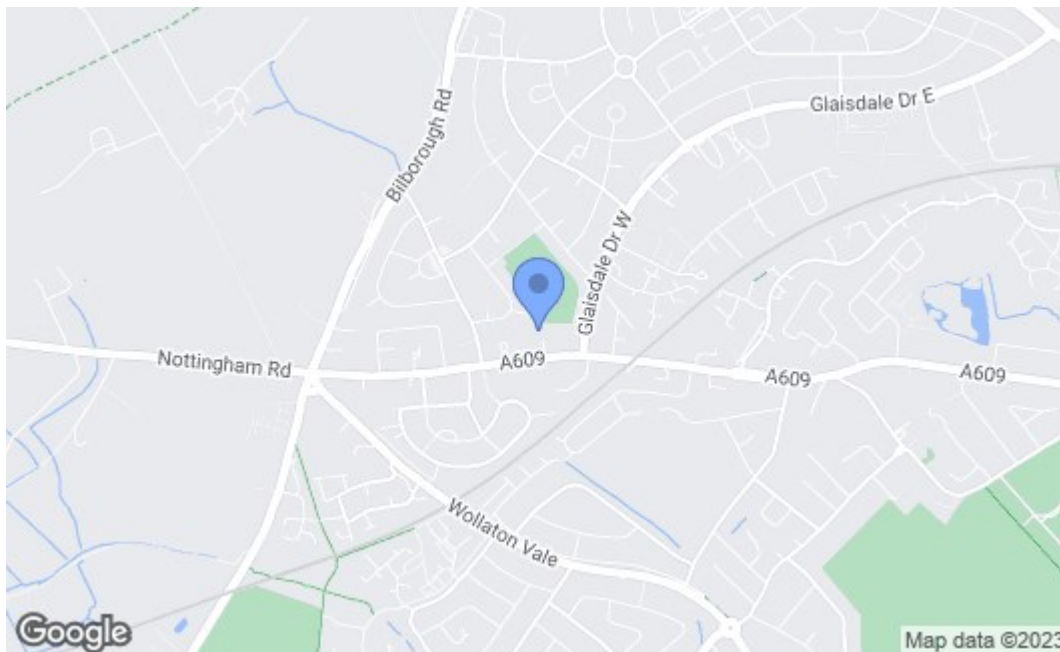
### WC

With a WC and UPVC double glazed window to the side.

### Outside

To the front of the property you will find a range of mature trees and shrubs and a shared concrete driveway leading to the garage at the rear with gated side access leading to the private and enclosed generous rear garden which includes a patio overlooking the lawn beyond, stocked beds and borders and mature trees and shrubs.





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.