



Manton Crescent,  
Lenton Abbey, Nottingham  
NG9 2GF

**£185,000 Freehold**



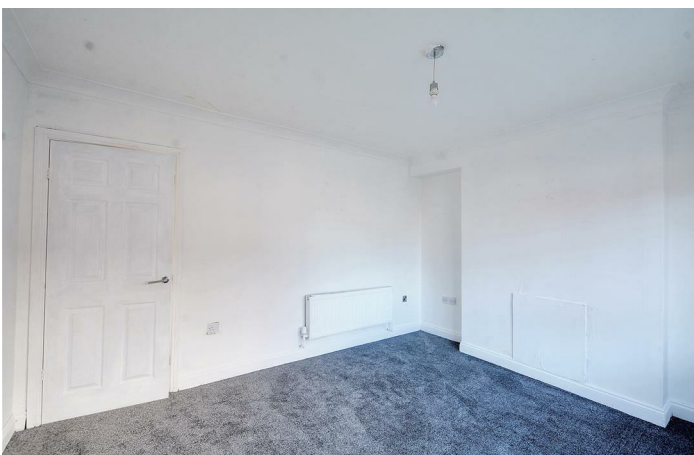
A well presented two double bedroom mid-terrace house.

Situated in this popular and convenient residential location just a short distance from a variety of local shops and amenities including schools, transport links, The University on Nottingham and The Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchaser including first time buyers, young professionals and investors.

In brief the internal accommodation comprises; entrance hall, lounge diner, kitchen and rear hallway to the ground floor with two good sized double bedrooms and a bathroom to the first floor.

Outside to the front of the property you will find a gravelled and concrete driveway, offering ample car standing and rear access to the private and enclosed garden.

Having been modernised throughout by the current vendor, this great property is offered to the market with the benefit of ready to move in condition, UPVC and double glazing throughout and chain free vacant possession.



### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor and door leading into lounge diner.

### Lounge Diner

13'4" x 11'5" (4.07m x 3.5m )

A carpeted reception room with UPVC double glazed window to the front, radiator and door to the kitchen.

### Kitchen

13'3" x 6'7" (4.06m x 2.02m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, electric cooker and hob, space for a fridge freezer and washing machine, laminate flooring, tiled splashbacks, radiator, two UPVC double glazed windows to the rear, useful under stair storage cupboard and a door to the rear hallway.

### Rear Hallway

With laminate flooring and UPVC double glazed window to the rear.

### First Floor Landing

With loft hatch and doors to the bathroom and bedrooms.

### Bedroom One

13'4" x 9'11" (4.07m x 3.03m )

A carpeted double bedroom with UPVC double glazed window to the front, radiator and built in storage cupboard.

### Bedroom Two

10'0" x 8'5" (3.07m x 2.57m )

A carpeted double bedroom with UPVC double window to the rear, radiator and built in storage cupboard.

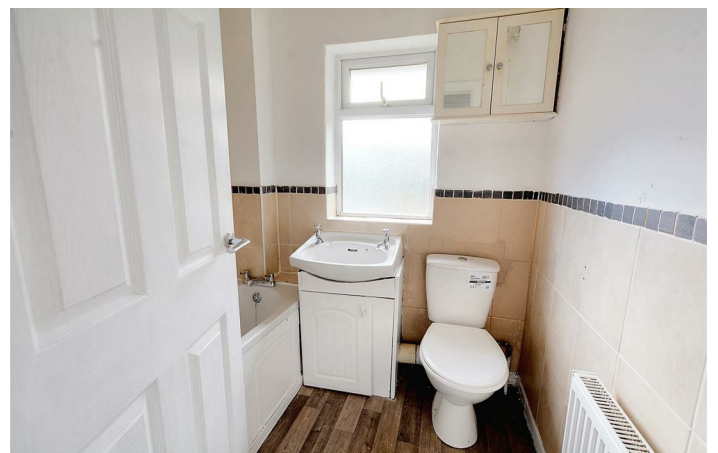
### Bathroom

Incorporating a three piece suite comprising; panelled bath, pedestal wash hand basin, low level WC, part tiled walls, laminate flooring, UPVC double glazed window to the rear and radiator.

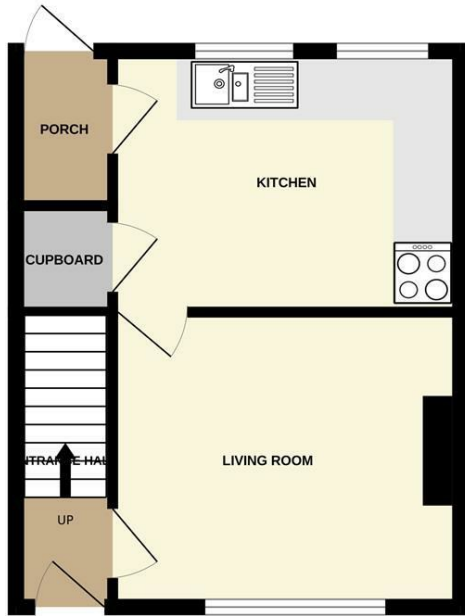
### Outside

To the front of the property there is a gravelled and

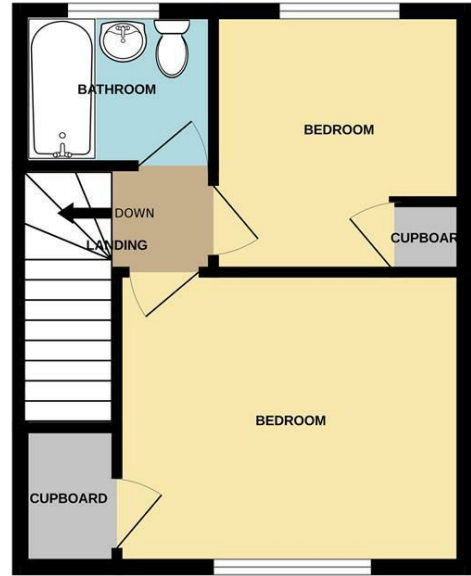
concrete driveway providing off road car parking and rear access to the private and enclosed garden which includes a concrete patio overlooking the lawn beyond, a range of mature trees and fence boundaries.



GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.

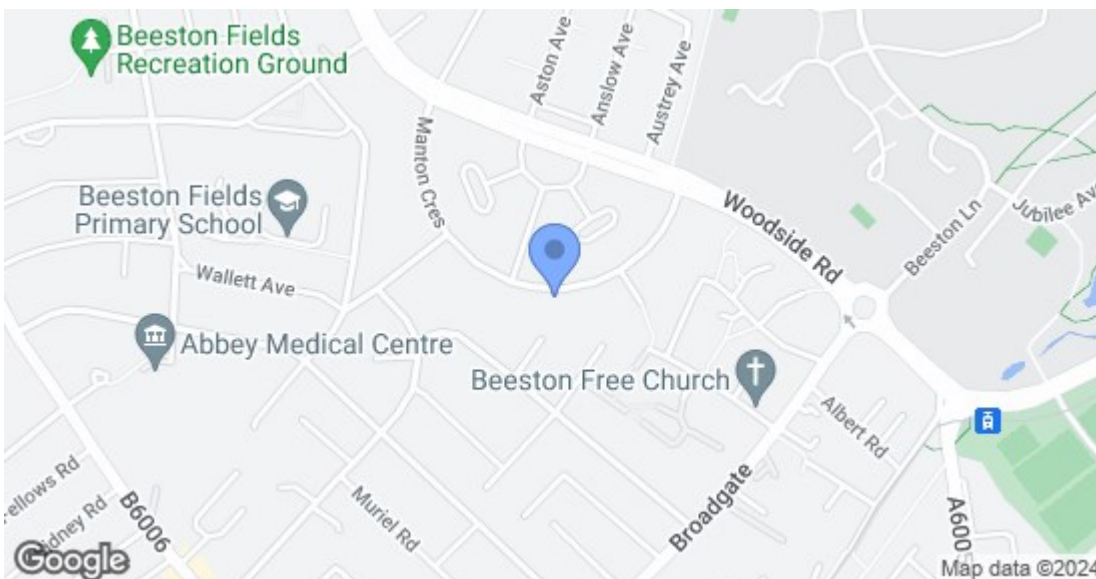


1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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