



Gisburn Close,
Silverdale, Nottingham
NG11 7EX

£210,000 Freehold



Tucked away in a small cul-de-sac can be found this three bedroom semi-detached house.

Offered for sale with immediate vacant possession with the benefit of a re-fitted kitchen, double glazing and gas central heating throughout.

Located in the popular residential suburb of Silverdale, offering great commutability with a number of employers nearby including the Queen's Medical Centre and the Clifton campus of Nottingham University, there are also good transport links close by with the A453 giving direct access to Nottingham city centre and East Midlands Airport.

The accommodation briefly comprises: Entrance hall with staircase to the first floor, door to ground floor shower room and door to extended lounge/dining room which gives access to the fitted kitchen. To the first floor the landing provides access to three bedrooms.

A driveway provides off street parking and leads to a car port at the side of the house and the pleasant rear garden.



Entrance Hallway

With entrance door, stairs to the first floor, door to the ground floor shower room and door to lounge/dining room.

Lounge/Dining Room

28'9" x 10'2" reducing to 7'5" (8.78 x 3.12 reducing to 2.28)

With radiator, gas fire and back boiler (for central heating and hot water not tested), double glazed window to the front, double glazed window to the rear and door to kitchen.

Kitchen

8'11" x 8'3" (2.73 x 2.53)

Incorporating a modern fitted range of wall, base and drawer units with worksurfaces and inset single bowl sink unit with single drainer. Built in electric oven, hob and extractor hood over. Plumbing and space for washing machine and further appliance space. Double glazed window and door to the rear.

First Floor Landing

With double glazed window and doors to bedrooms.

Bedroom One

13'0" x 9'7" (3.98 x 2.94)

With fitted cupboard over stairwell, radiator and double glazed window to the front.

Bedroom Two

11'4" x 7'11" (3.46 x 2.43)

With radiator and double glazed window to the rear.

Bedroom Three

8'7" x 7'10" (2.62 x 2.41)

With radiator and double glazed window to the rear.

Outside

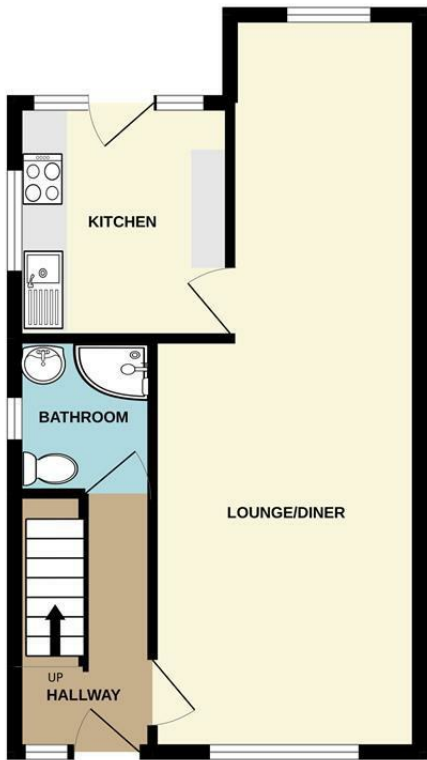
The property is set back from the road in a small cul-de-sac with an open plan front garden laid to lawn, a block paved driveway providing off street parking leading to a gated car port at the side of the property. The garden is enclosed with two patio areas, a lawn and bedding.

Shower Room

Incorporating a three piece suite comprising wash hand basin, low flush wc and shower cubicle, radiator double glazed window.



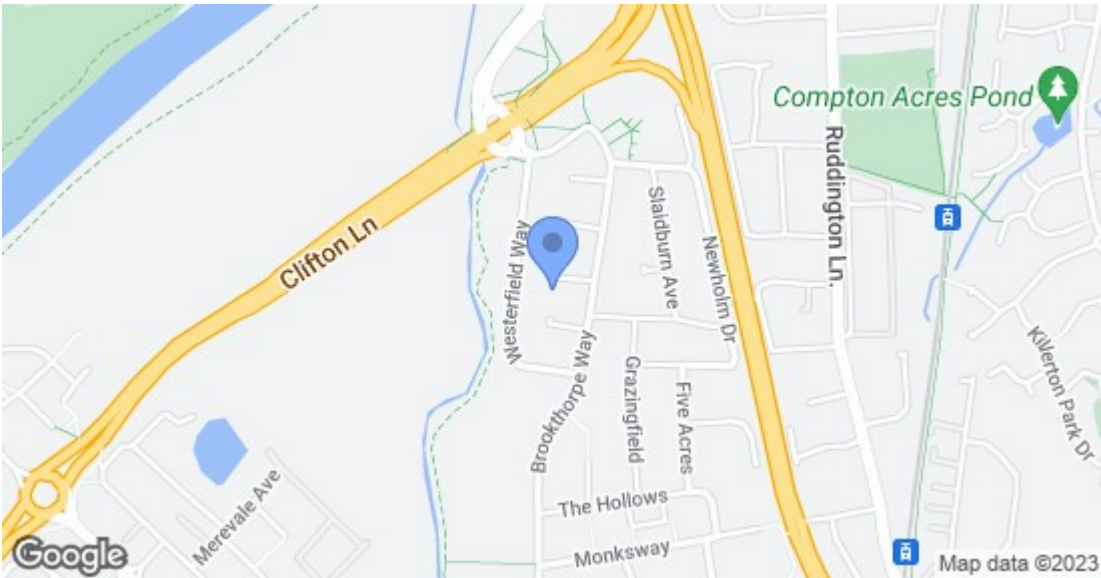
GROUND FLOOR



1ST FLOOR



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		
(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		

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