Robert Ellis

look no further. . .







67 Haddon Crescent,
Chilwell, Nottingham
NG9 5JT

Offers Around
£210,000 Freehold

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A PARTICULARLY WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOUSE.

Enjoying this popular and sought after location with driveway, garaging and enclosed south west facing gardens to the rear.

The internal accommodation briefly comprises entrance hall, lounge with box bay window to the front. rear dining room and kitchen with rear exit door. The first floor landing leads to three bedrooms and bathroom/shower and separate w.c.

Offered to the market with immediate vacant possession and no upward chain, an early viewing for the discerning first time buyer comes highly recommended.





ENTRANCE HALL
Stairs to first floor, central heating radiator, built-in storage cupboard housing the Worcester gas boiler (for central heating and hot water.) UPVC double glazed window to the side and access to:

LOUNGE
12'2" x 10'3" (3.733 x 3.13)
Plus additional box bay window, central heating radiator and wall mounted gas fire.

DINING ROOM
11'7" x 10'10" (3.533 x 3.31)
Gas fire, radiator and UPVC double glazed window to the rear.

KITCHEN
8'5" x 6'10" (2.572 x 2.105)
Incorporating a range of built-in wall and base cupboards, appliance space, plumbing for washing machine, electric cooker point with extractor, central heating radiator, UPVC double glazed windows to the side and rear and recessed under-stairs storage with further double glazed window at the side.

FIRST FLOOR LANDING
UPVC double glazed window at the side and access to:

BEDROOM 1
12'0" x 8'9" (3.658 x 2.686)
Central heating radiator, UPVC double glazed bay window at the front.

BEDROOM 2
11'8" x 7'11" (3.56 x 2.435)
Built-in wardrobe, central heating radiator and UPVC double glazed window at the rear.

BEDROOM 3
7'1" x 6'3" (2.18 x 1.921)
Central heating radiator, UPVC double glazed window at the front.

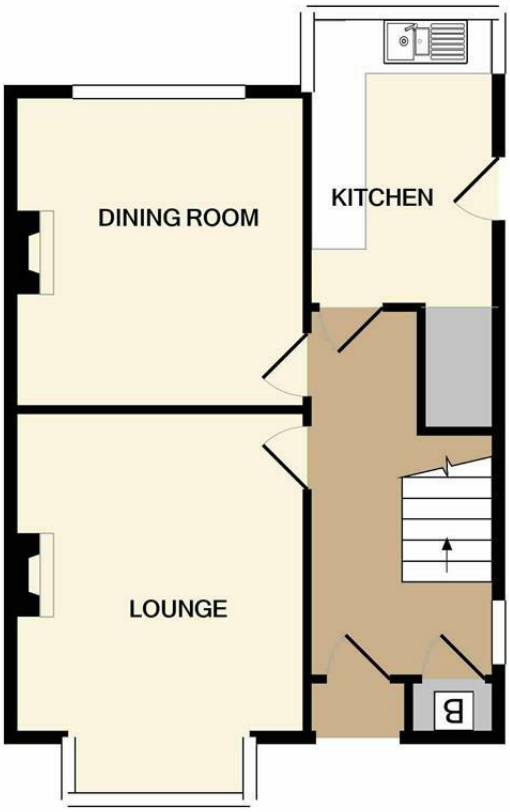
BATHROOM
Incorporating a two piece suite comprising vanity wash hand basin and panel bath with shower over (rail and curtain,) tiled walls and splashback, central heating radiator, built-in cupboard with lagged cylinder.

SEPARATE W.C.
Housing a low flush suite with half tiled walls and double glazed window to the side.

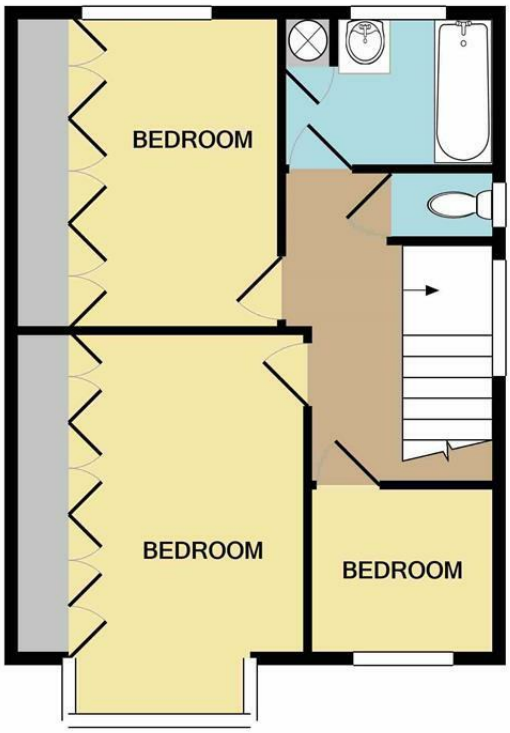
OUTSIDE
Walled gardens to the front with driveway of a limited width leading to a sectional concrete garage at the rear. Neatly maintained lawn gardens with slab patio area and greenhouse, all fenced, hedged and enclosed in a neat fashion.

DIRECTIONAL NOTE
Proceeding out of Beeston on Middle Street, continuing into Chilwell Road, Beeston and High Road, Chilwell. Proceed past the school turning right at the mini island into Chilwell village, into the continuation of High Road, Chilwell, passing the Charlton Arms and Cadland public houses. At 'Depot Corner' continue around, turning right into Hardwicke Road and left onto Haddon Crescent and following the crescent around, the property can be located on the right hand side, clearly identified by our For Sale Board.

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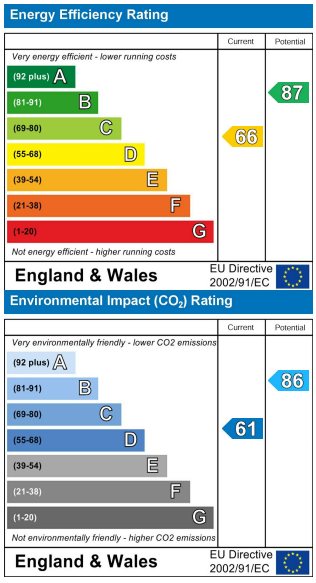
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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