

HoldenCopley

PREPARE TO BE MOVED

Blantyre Avenue, Rise Park, Nottinghamshire NG5 5DN

£280,000

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NO UPWARD CHAIN...

This three-bedroom detached house is bursting with potential and offers the perfect opportunity for a buyer looking to put their own stamp on a property. Situated in a well-connected location, this home is just a stone's throw from a range of local amenities including shops, excellent transport links, and great school catchments – making it ideal for families and commuters alike. The ground floor comprises a porch and entrance hallway, a convenient W/C, a spacious living room open to the dining area, and a fitted kitchen. There's also access to a garage offering plenty of storage or secure parking. Upstairs, the first floor hosts three well-proportioned bedrooms, a shower room, and access to a fully boarded loft – ideal for storage or future conversion. Outside, the property benefits from a driveway and front garden with a lawn and mature shrubs, along with gated access to the rear. The generous rear garden offers a lovely outdoor space with patio seating areas, a lawn, well-established planting. This property is offered to the market with no upward chain and must be viewed to fully appreciate the potential on offer.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Ground Floor W/C
- Shower Room
- Driveway & Garage
- Private Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

5'0" x 4'6" (1.54 x 1.39)
The porch has UPVC double-glazed windows to the front and side elevations, carpeted flooring and a single UPVC door providing access into the accommodation.

Hallway

15'4" x 6'2" (4.68 x 1.88)
The hallway has carpeted flooring and stairs, a radiator and coving.

W/C

4'7" x 3'1" (1.41 x 0.95)
This space has a low level flush W/C, a wall-mounted wash basin, carpeted flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Dining Room

12'6" x 11'9" (3.83 x 3.59)
The dining room has carpeted flooring, a radiator, coving, open access into the living room and sliding patio doors providing access out to the garden.

Living Room

12'11" x 12'5" (3.95 x 3.81)
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

Kitchen

12'11" x 7'10" (3.95 x 2.40)
The kitchen has a range of fitted base and wall units with worktops with a breakfast bar, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, a sink and a half with a drainer, tiled flooring and walls, a built-in cupboard, coving, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

12'11" x 12'3" (3.96 x 3.74)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

11'10" x 10'1" (3.63 x 3.08)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

10'0" x 7'11" (3.05 x 2.43)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Shower Room

8'7" x 5'6" (2.63 x 1.69)
The shower room has a low level flush W/C, a vanity wash basin with storage, a walk in shower enclosure with an electric shower, carpeted flooring, tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway, a garden with a lawn and mature shrubs and a single wooden gate providing rear access.

Rear

To the rear is a garden with a fence panelled boundary, patio areas, a lawn, and mature shrub.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

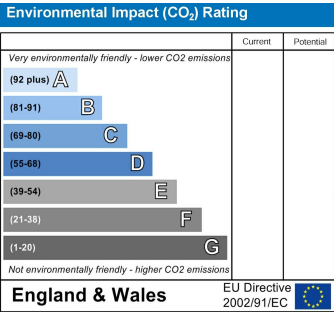
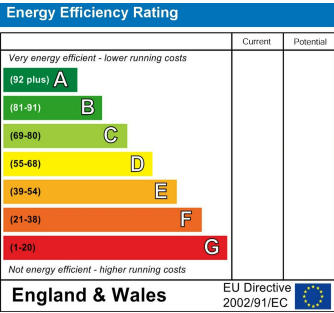
Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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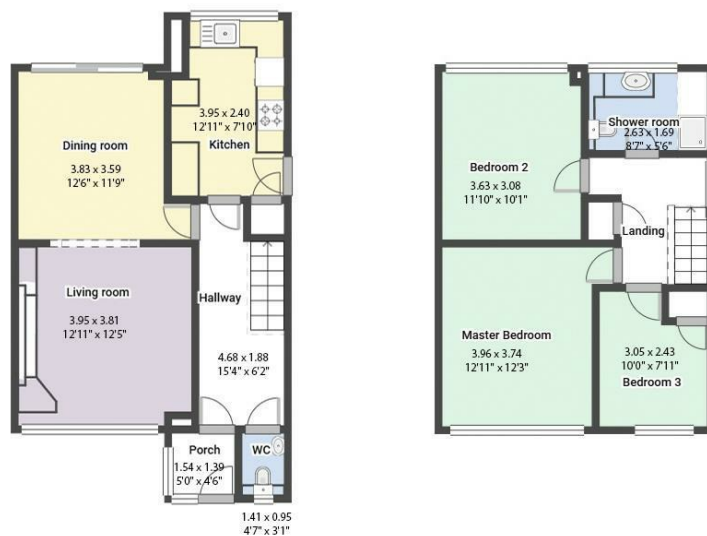
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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