



Longford Crescent
Nottingham





Property Description

NO CHAIN - This spacious home is set on a generous corner plot and located just a short walk from Moor Bridge tram station.

The property offers entrance hallway, lounge, spacious dining kitchen, three bedrooms and first floor shower room in addition there is a great sized rear garden. Viewing is essential to fully appreciate the home on offer

Entrance Hallway

Entered into via composite side door with stairs leading to the first floor and giving access to:-

Lounge

13' x 14' 5" into bay (3.96m x 4.39m into bay)
Having feature stone fireplace with inset gas fire, upvc double glazed bay window to the front elevation, wall lights, TV point, central heating radiator and door into kitchen

Kitchen Diner

17' 4" x 8' 4" (5.28m x 2.54m)
Fitted with a range of wall base and drawer units with complimentary rolltop worksurface over, inset one and a half bowl sink and drainer, integrated electric oven with gas hob and stainless steel cooker hood over, space for fridge freezer, space and plumbing for washing machine, tiled flooring, dining table space, space for tumble dryer, three upvc double glazed windows to the rear elevation, understairs pantry cupboard and composite door leafing out to the rear garden

First Floor

Landing Area

Having upvc double glazed obscured window to the side elevation, loft hatch giving access to the loft space which has a pull down ladder, light and skylight in the roof space

Bedroom One

.11' 6" x 9' 7" (3.51m x 2.92m)
Having upvc double glazed window to the front elevation and central heating radiator

Bedroom Two

10' max x 9' 3" max (3.05m max x 2.82m max)
Having upvc double glazed window to the rear elevation, wall mounted Worcester boiler, central heating radiator and built in storage cupboard

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m)
Having upvc double glazed window to the rear elevation and central heating radiator

Shower Room

Fitted with a three piece suite comprising of shower cubicle with mainsfed shower, low level WC and pedestal wash hand basin, fully tiled walls, tiled floor, heated towel rail and upvc double glazed obscured window

Outside

the property is accessed via a shared paved path which leads to the side entrance door.

There is a pebbled easy maintenance front garden which has hedge boundaries and wooden side access gate leading to the rear garden area.

The generous rear garden has paved patio areas, lawn garden area, further decked seating area, a number of outdoor sheds and stores, outside electric point, outside tap and gazebo,

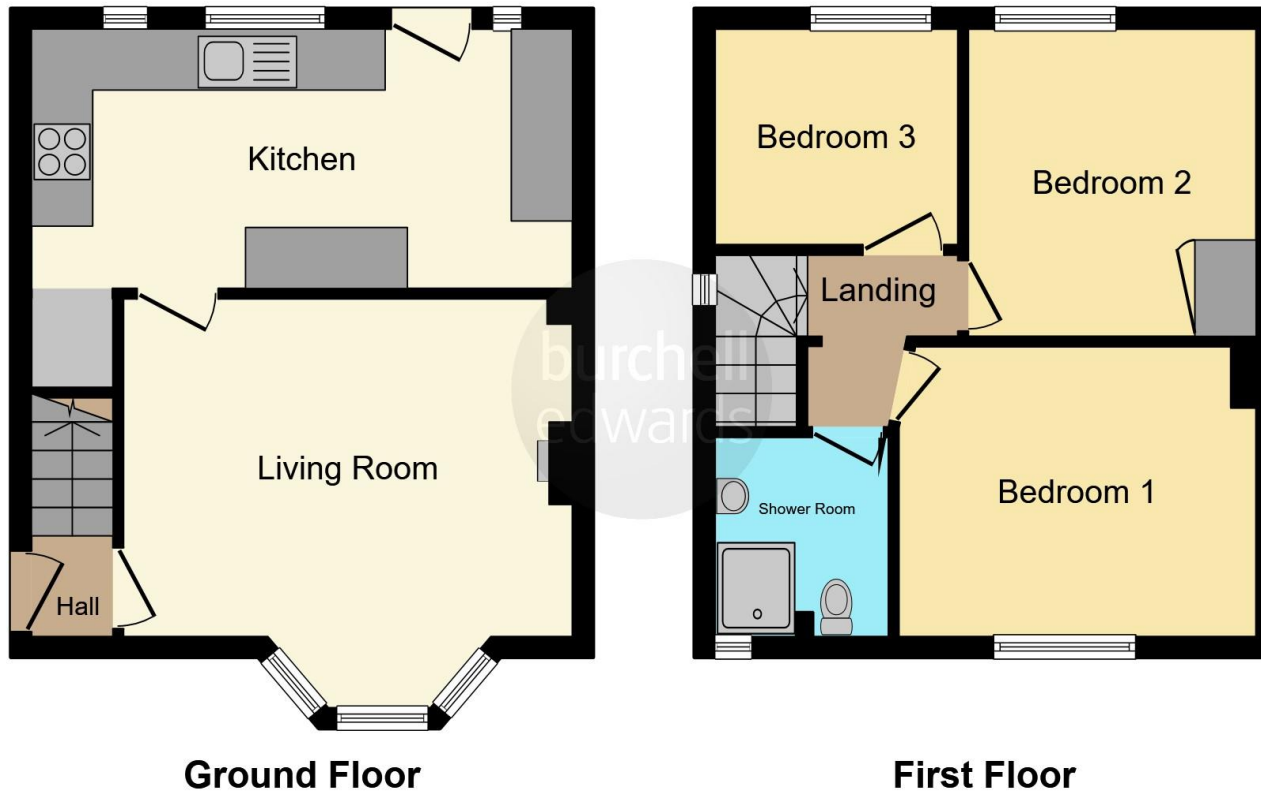
Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'









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To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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