



Longford Crescent
NOTTINGHAM

burchell
edwards

Longford Crescent NOTTINGHAM NG6 8BA

for sale
£190,000



Property Description

Located within easy reach of excellent public transport routes, local amenities and schools, this three bedroom semi detached home could be just what you're looking for.

In brief the property comprises of entrance hallway, lounge, kitchen and bathroom with separate W.C., to the first floor there are two great sized double bedrooms and a single bedroom.

To the front of the property is a driveway providing off road parking with access to the side which leads onto the generous rear garden which has a paved seating area and lawn. There is also a concrete storage shed in the garden.

Entrance Hall

Having UPVC double glazed entrance door, double glazed window to side, carpet flooring, wall mounted radiator and under stairs storage cupboard.

Living Room

13' 11" x 11' 4" (4.24m x 3.45m)

Having UPVC double glazed window to front, carpet flooring and wall mounted radiator.

Kitchen

12' 5" Max into recess x 11' 4" (3.78m Max into recess x 3.45m)

Fitted with a range of wall base and drawer units with work surfaces over, space for appliances, electric over with gas hob and cooker hood over, tiled splashbacks, wall mounted boiler, tiled flooring, UPVC double glazed window to rear and UPVC double glazed door to side providing access to garden.

Bathroom

Bath with electric shower over, wash hand basin, wall mounted radiator, tiled flooring and UPVC double glazed frosted window to side.

W.C

W.C., tiled flooring and UPVC double glazed frosted window to side.

First Floor Landing

Carpeted flooring, timber double glazed window to side, storage cupboard and access to loft space

Bedroom One

10' 9" x 11' 6" (3.28m x 3.51m)
UPVC double glazed window to front, carpet flooring and wall mounted radiator.

Bedroom Two

9' 9" x 9' 10" (2.97m x 3.00m)
UPVC double glazed window to rear, carpet flooring, wall mounted radiator and storage cupboard.

Bedroom Three

9' 6" x 7' 3" (2.90m x 2.21m)
Timber double glazed window to side, carpet flooring and wall mounted radiator.

Outside

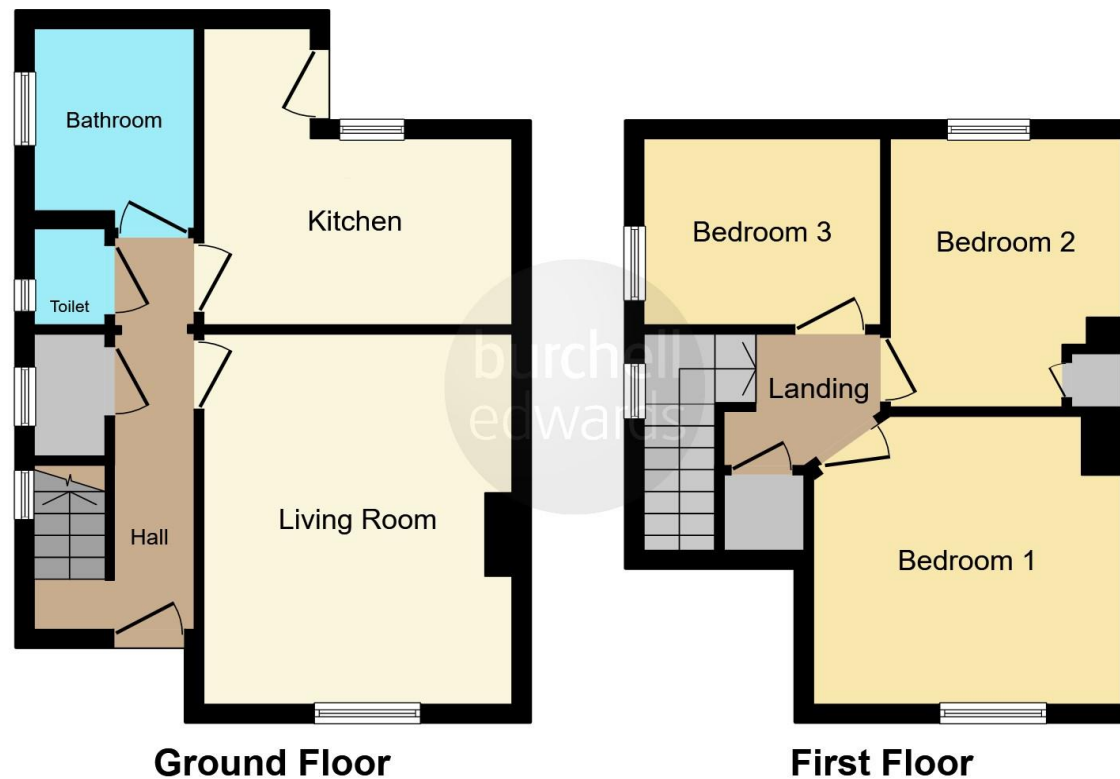
To the front of the property is a paved driveway behind wooden gates.

To the rear of the property is a paved seating area, concrete outside storage room and large lawn









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating:
 Awaited

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK104413 - 0001