



Silver Birch Close
Nottingham



Silver Birch Close Nottingham NG6 8PY

for sale offers in the region of
£220,000



Property Description

Located close to great public transport links, and easy access to Nottingham City Centre, M1 and A610. Set in a quiet cul de sac location, this three bedroom semi detached home is beautifully presented throughout and must be viewed to be fully appreciated. In brief the property offers Entrance Hallway, Lounge, Dining Area and Kitchen, and to the first floor there are three bedrooms and modern shower room.

Outside there is a block paved driveway providing off road parking for two vehicles and a garden area with an enclosed rear garden which is mainly lawn with planted beds and borders and garden shed.

Viewing is essential to fully appreciate the accommodation on offer.

Ground Floor

Entrance Hallway

Entered into via a UPVC front door with UPVC double glazed windows to the side elevation, stairs to the first floor and a central heating radiator.

Lounge

13' 5" x 11' 4" (4.09m x 3.45m)
Having a feature marble effect fireplace with inset electric fire, UPVC double glazed window to the front elevation, TV point, two central heating radiators and being open to the dining area.

Dining Area

10' 9" x 7' 6" (3.28m x 2.29m)
Having UPVC double glazed patio doors leading out to the rear garden, central heating radiator and door to the kitchen.

Kitchen

A fitted kitchen with a matching eye and base level units with roll top work surface, fitted oven with four ring gas hob and hood extractor fan, integrated fridge/freezer, space for washing machine, fitted sink and drainer with mixer taps, part tiled walls, double glazed window to the rear, upvc door to the side.

Landing

Giving access to the bedrooms and bathroom, airing cupboard, double glazed window to the side and access to the loft space with ladder attached.

Bedroom One

13' 7" x 9' 1" (4.14m x 2.77m)
Having a UPVC double glazed window to the front and wall mounted radiator.

Bedroom Two

8' 10" x 9' 10" (2.69m x 3.00m)
Double glazed UPVC window to the rear elevation, build in wardrobes with sliding doors and wall mounted radiator.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)
Having a UPVC double glazed window to the front and wall mounted radiator.

Outside

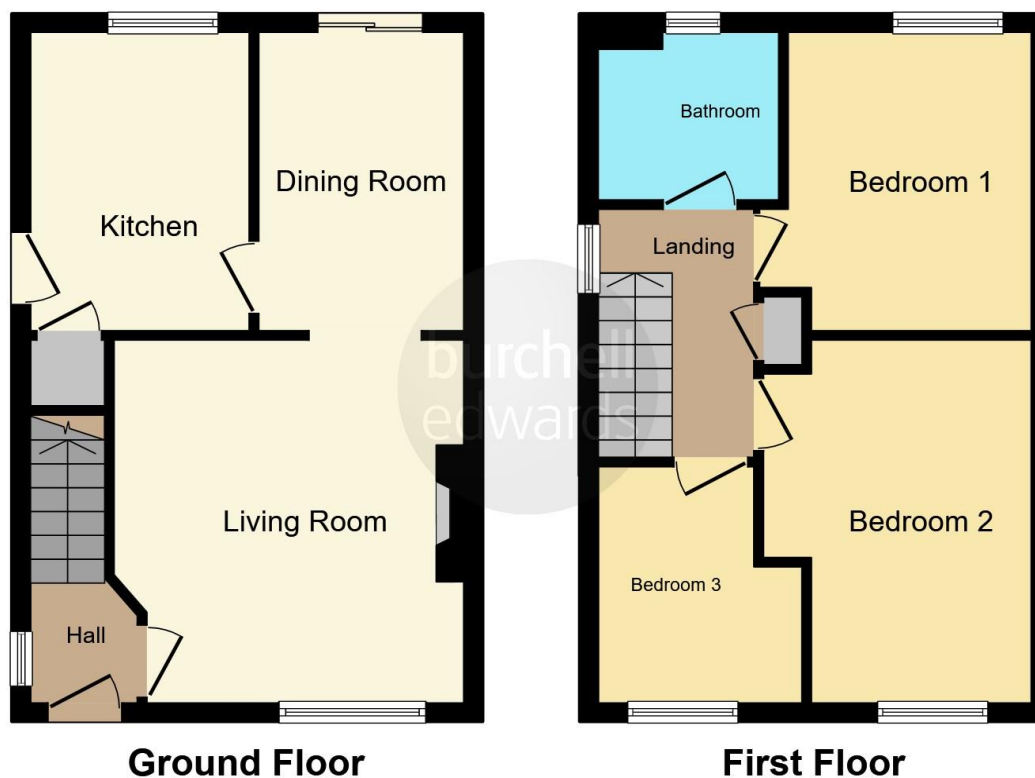
To the front of the property there is a blocked paved driveway, lawn, path to the front door and timber gate giving access to the rear garden.

To the rear there is a lawned garden with patio, shrubs and bushes, timber shed and enclosed by panel fencing.









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

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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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