



Birling Close  
Nottingham





# Birling Close Nottingham NG6 7FS

for sale offers over  
**£180,000**



## Property Description

A fantastic opportunity to purchase this well-presented two-bedroom semi-detached home, ideally located on a quiet cul-de-sac. The property is situated close to local amenities, schools, and excellent transport links into Nottingham city centre and surrounding areas. Whether you're a first-time buyer or looking to downsize, this property offers comfort and convenience ready to move straight into.

The property comprises of entrance hallway, open plan fitted kitchen and lounge, conservatory and upstairs are the two bedrooms and family bathroom. The property also benefits from a driveway for multiple cars and both front and rear gardens.

## Ground Floor

### Entrance Hall

Entered into via a door to the front with a double glazed obscure window to the front as well as having undertsair storage.

### Kitchen

11' 10" x 10' 11" ( 3.61m x 3.33m )  
Having matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With tiled flooring, double glazed window to the front, space for a fridge, electric oven, electric hob with extractor hood over and space and plumbing for a washing machine.

### Lounge

13' 9" x 11' 11" ( 4.19m x 3.63m )  
Having sliding doors to the conservatory and a radiator.

## Conservatory

10' 8" x 16' 3" ( 3.25m x 4.95m )  
Having a side facing door to the rear.

## First Floor

### Landing

Having loft access which is fully boarded and giving access to the bedrooms and bathroom.

### Bedroom One

11' 10" x 8' 11" ( 3.61m x 2.72m )  
With a double glazed window to the rear and a radiator.

### Bedroom Two

9' 3" x 8' 8" ( 2.82m x 2.64m )  
Having two double glazed windows to the front, storage area as well as above stairs storage and a radiator.

## Bathroom

Being fitted with a heated towel rail, bath with eclectic shower over, front facing obscure double glazed window, low level W/C and vanity sink.

## Outside

### Front

To the front of the property you will find a drive way offering off road parking.

### Rear

To the rear of the property you will find side access for bins, patio seating area, garden shed, outside tap, laid lawn and a decked seating area.















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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

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