



Birling Close
Nottingham



Birling Close Nottingham NG6 7FS

for sale offers over
£170,000



Property Description

Tucked away in a quiet cul-de-sac in a sought-after residential area of Nottingham, this well-maintained two-bedroom semi-detached home is perfect for first-time buyers, downsizers, or investors.

Offered to the market chain free. The property boasts a driveway and storage garage whilst inside, the home features a lounge, kitchen, two good-sized bedrooms, and bathroom. Outside, there is an enclosed rear garden which provides a private space to relax or entertain.

Located within easy reach of major road networks including the M1 and A610, the property offers quick access to Nottingham city centre and surrounding areas. Regular bus services are also nearby, making commuting or travelling around the city simple and convenient.

Families will appreciate the selection of well-regarded local schools, including both primary and secondary options.

Viewing is Essential

Kitchen

10' 11" Max x 11' 10" (3.33m Max x 3.61m)
Accessed via entrance door leading into the kitchen where there is a windows to the front and side elevation, wall and base units with work surfaces over, inset sink, space and plumbing for washing machine, space for a fridge, stairs to the first floor, a radiator, understairs storage, stain glass window to the front elevation, wall mounted boiler, gas hob and electric oven.

Lounge

13' 8" x 11' 11" (4.17m x 3.63m)
Having window to the rear elevation, door to the rear elevation and a radiator.

First Floor Landing

Having loft access and doors off to:-

Bedroom One

8' 11" x 9' 11" (2.72m x 3.02m)
Having window to the rear elevation, a radiator and built-in sliding door fronted wardrobes.

Bedroom Two

9' 2" x 8' 8" (2.79m x 2.64m)
Having two windows to the front elevation, a radiator, over stairs storage and built-in wardrobe.

Bathroom

Having pedestal wash hand basin, obscured window to the side elevation, low level W.C, bath with electric shower over.

Outside

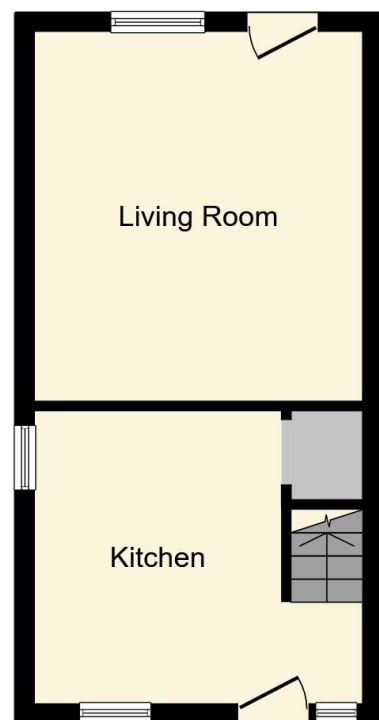
To the front of the properties a driveway with a storage garage.

To the rear the garden is mainly laid to lawn with double opening side access gates.

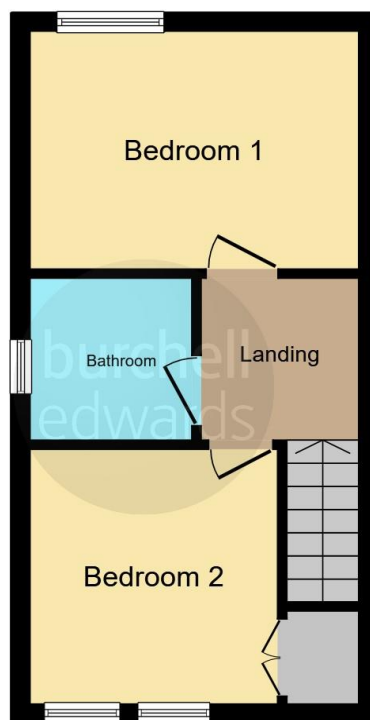




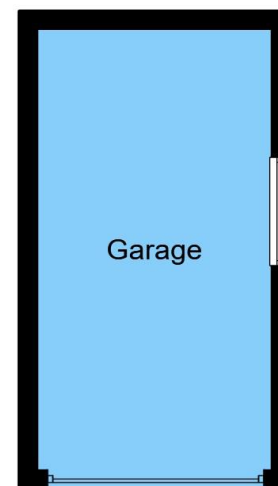




Ground Floor



First Floor



Garage

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: C Council Tax
 Band: A

Tenure: Freehold

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