



91 Cross Street, Arnold – NG5 7AX

Guide Price **£220,000**

DavidJames
the estate agent



91 Cross Street

Arnold, Nottingham

Extended semi-detached home located a short walk from Arnold's amenities, buses and schools! Lounge, superb open plan living/dining/kitchen space, 3 beds and a modern bathroom plus a generous garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

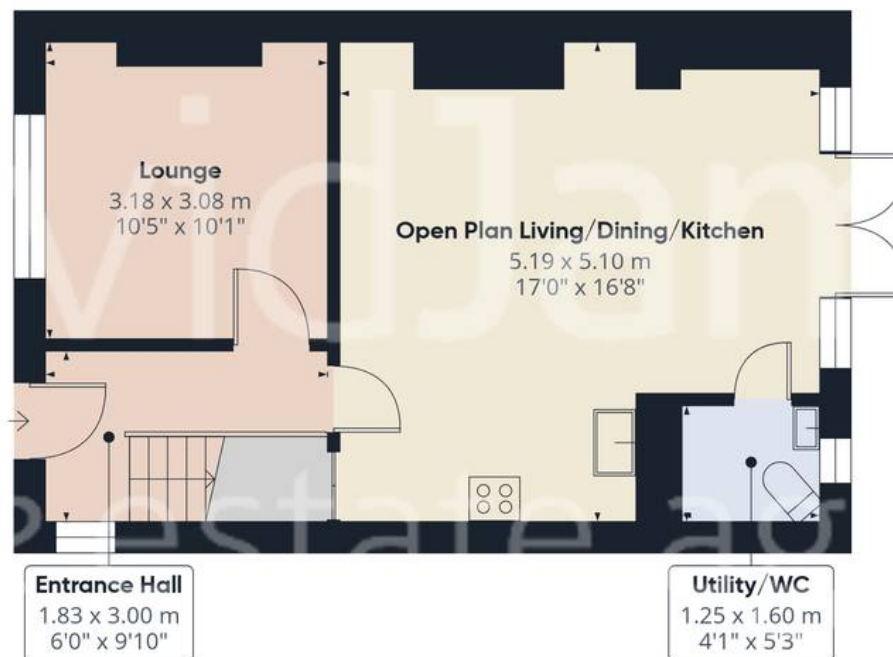
EPC Environmental Impact Rating:

- Extended semi-detached home
- A short walk from Arnold's amenities, schools and frequent bus services
- Initial welcoming entrance hall
- Cosy front-facing lounge
- Superb open plan living/dining/kitchen space with French doors
- Fitted kitchen with space for a freestanding range cooker
- Separate and convenient utility/WC
- Three first floor bedrooms (including two doubles and a versatile nursery/office)
- Contemporary bathroom with a four-piece white suite (including both a bath and separate shower cubicle)
- Generous south-easterly facing lawned garden with a fruiting apple tree









Floor 0

Approximate total area⁽¹⁾

69.2 m²

744 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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