

HoldenCopley

PREPARE TO BE MOVED

Alma Road, Selston, Nottinghamshire NG16 6BJ

Offers Over £160,000

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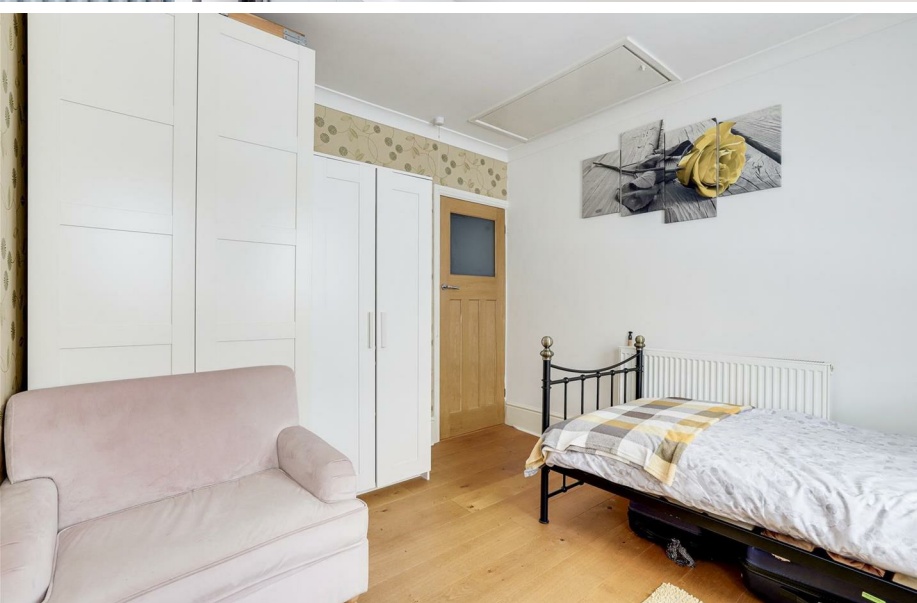
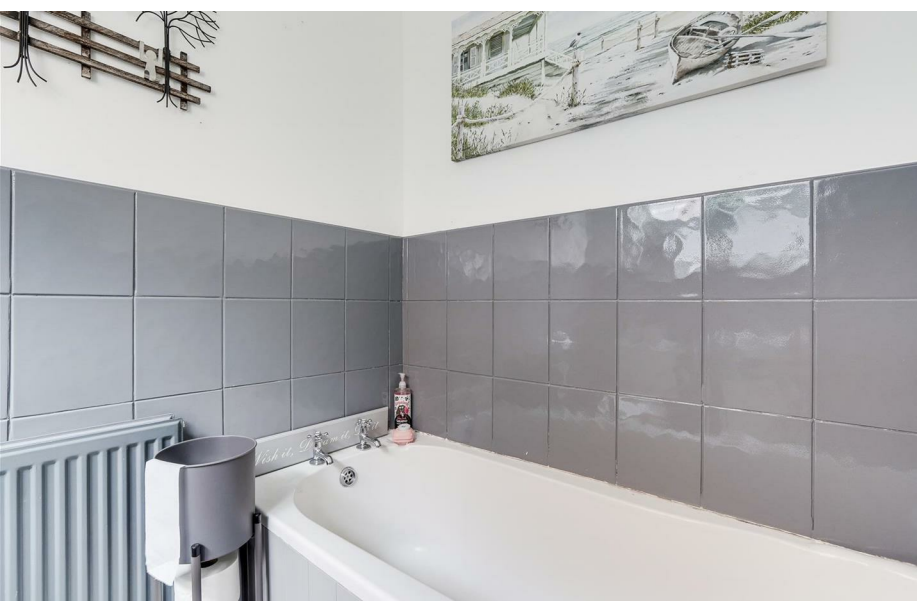


COUNTRYSIDE VIEWS..

Situated in Selston, this semi-detached house offers a retreat with views and convenient access to local amenities and the M1. Perfectly suited for a first-time buyer yearning, this well-presented residence exudes warmth and comfort. Stepping inside, you are greeted by a welcoming living room adorned with a captivating feature fireplace. The modern fitted kitchen diner beckons culinary adventures, while a convenient ground floor three-piece bathroom suite ensures practicality and comfort. Ascend to the first floor to discover two spacious double bedrooms, with the primary bedroom boasting an en-suite, offering a private sanctuary. Outside, the property boasts on-street parking to the front, while the rear presents an enclosed garden. Here, a decked patio area invites al fresco dining and relaxation, leading to a lawn with planted borders, all embraced by a secure fence panelled boundary.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Living Room With A Feature Fireplace
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite To The ground Floor
- En-Suite To The First Bedroom
- Well-Presented Throughout
- Enclosed Rear Garden
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Living Room

13'10" x 11'3" (max) (4.24m x 3.45m (max))

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV unit, in-built base and wall units, a recess chimney breast alcove with a feature fireplace, painted wooden beams to the ceiling, carpeted flooring, an in-built cupboard, and a UPVC door providing access into the accommodation.

Kitchen/Diner

10'11" x 10'7" (max) (3.34m x 3.25m (max))

The kitchen diner has a range of fitted base and wall units with solid wood worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob, space for a fridge freezer, space and plumbing for a washing machine, a radiator, partially tiled walls, tiled flooring, carpeted stairs, and a UPVC double glazed window to the rear elevation.

Back Entry

6'3" x 2'8" (1.93m x 0.83m)

The back entry has tiled flooring, a UPVC double glazed door to the rear garden, and access into the bathroom.

Bathroom

6'4" x 5'6" (1.95m x 1.68m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a radiator, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

6'10" x 2'8" (2.10m x 0.83m)

The landing has carpeted flooring, coving to the ceiling and access to the first floor accommodation.

Bedroom One

14'0" x 11'4" (max) (4.28m x 3.46m (max))

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, coving to the ceiling, access into the loft, wood-effect flooring, and access to the en-suite.

En-Suite

7'7" x 3'4" (max) (2.33m x 1.04m (max))

The en-suite has a UPVC double glazed window to the side elevation, a low level flush W/C, a vanity-style wash basin, shower cubicle with a wall-mounted electric shower fixture, an extractor fan, recess spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

10'11" x 10'8" (3.34m x 3.26m)

The second bedroom has a UPVC double glazed window to the rear elevation, coving to the ceiling, and wood effect-flooring.

OUTSIDE

Front

To the front of the property is on-street parking.

Rear

To the rear of the property is an enclosed garden with a decked patio area, steps down to a lawn with planted borders, and a fence panelled boundary.

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

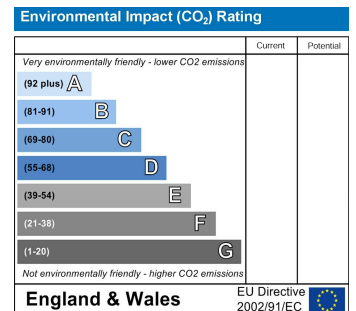
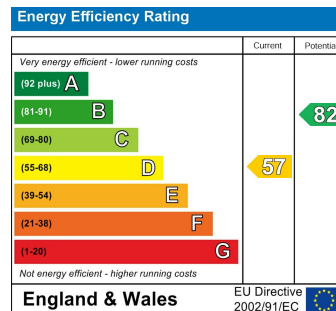
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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