

HoldenCopley

PREPARE TO BE MOVED

Cantrell Road, Bulwell, Nottinghamshire NG6 9AQ

Offers Over £170,000

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SPACIOUS SEMI-DETACHED HOUSE...

This well-maintained two-bedroom semi-detached house effortlessly blends comfort, style and convenience. From the moment you step inside, you'll be captivated by the thoughtful layout, well-appointed interiors and the abundance of space this property has to offer. Upon entering, you're welcomed by a bright and inviting entrance hall that sets the tone for the rest of the property. To your left, the bay-fronted living room beckons, boasting a warm and cosy ambience, perfect for unwinding after a long day or hosting intimate gatherings. The fitted kitchen, located on this level, caters to culinary enthusiasts and offers ample counter space making cooking an absolute delight. Ascending the stairs, you'll find two generously proportioned bedrooms that have been designed with comfort in mind. Completing the first floor, a well-appointed two-piece bathroom suite and a separate W/C ensure privacy and convenience for you and your guests. The property boasts a range of outdoor features that further enhance its appeal. To the front of the property there is off-road parking, catering to your practical needs. The private enclosed garden, a tranquil haven that invites you to bask in the outdoors, entertain friends and family or simply indulge in some quiet moments of reflection. Situated in a residential area within reach to various local amenities, excellent transport links to the City Centre and Nottingham City Hospital as well as being within catchment area to great schools such as Cantrell Primary and Nursery School and many more.

MUST BE VIEWED





- Semi-Detached House
- Two Good-Sized Bedrooms
- Bay-Fronted Living Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Private Enclosed Garden
- Off-Road Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'10" x 6'4" (1.79m x 1.95m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation

Living Room

11'8" x 15'8" (3.57m x 4.79m)

The living room has wood-effect flooring, a TV point, a radiator, a UPVC double glazed window and a UPVC double glazed bay window to the front elevation

Kitchen

9'5" x 9'5" (2.89m x 2.89m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated gas hob, a wall-mounted boiler, a pantry which extends to the edge of the house, tiled splashback, tiled flooring, recessed spotlights and a UPVC double glazed window to the rear elevation

FIRST FLOOR

Landing

9'4" x 5'10" (2.86m x 1.78m)

The landing has herringbone-style flooring, an in-built storage cupboard, a UPVC double glazed obscure window to the rear elevation and provides access to the loft and first floor accommodation

Master Bedroom

9'4" x 12'2" (into bay) (2.87m x 3.72 (into bay))

The master bedroom has herringbone-style flooring, a feature open fireplace, a radiator and a UPVC double glazed bay window to the front elevation

Bedroom Two

9'4" x 9'4" (2.87m x 2.87m)

The second bedroom has herringbone-style flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'1" x 5'10" (2.16m x 1.78m)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, tiled splashback, a radiator and a UPVC double glazed window to the front elevation

W/C

5'4" x 2'9" (1.65m x 0.84m)

This space has a low-level dual flush W/C, herringbone-style flooring and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a stone pebbled area, a range of plants and shrubs, off-road parking and gated access to the rear garden

Rear

To the rear of the property is a stone paved seating area, a well-maintained lawn, in-built shed storage, a range of plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

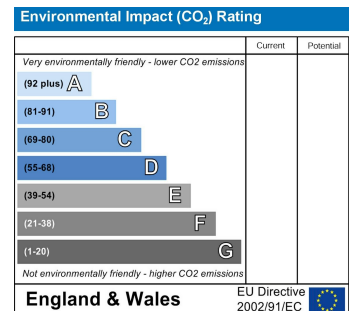
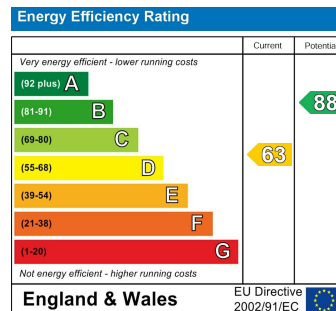
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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