

HoldenCopley

PREPARE TO BE MOVED

Merchant Avenue, Beechdale, Nottinghamshire NG8 3PB

£240,000

Merchant Avenue, Beechdale, Nottinghamshire NG8 3QB



BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom end-terraced house has been tastefully redecorated throughout, featuring new flooring and a thoughtfully landscaped garden, making it the perfect move-in-ready home. Nestled in a quiet location, the property offers easy access to excellent schools, local amenities, and convenient commuting links. The ground floor welcomes you with an inviting entrance hall, a handy W/C, a spacious living room, and a modern fitted kitchen diner, ideal for family meals and entertaining. Upstairs, you will find two generous double bedrooms and a comfortable single bedroom, all serviced by a stylish family bathroom suite, with an en-suite attached to the master bedroom for added convenience. Outside, the property boasts a driveway accommodating two cars at the front, while the rear reveals a well-maintained, landscaped garden complete with a patio area and lush lawn, providing a perfect space for relaxation and outdoor activities.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Good-Sized Living Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Bathroom & En-Suite
- Re-Decorated Throughout
- Landscaped Garden
- Driveway For Two Cars
- Popular Location





GROUND FLOOR

Entrance Hall

4'4" x 4'3" (1.33m x 1.32m)

The entrance hall has wood-effect hard flooring, a radiator, and a single composite door providing access into the accommodation.

W/C

4'8" x 3'4" (1.43m x 1.03m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, Herringbone-style flooring, a radiator with a chrome towel rail, and an extractor fan.

Living Room

14'0" x 11'3" (max) (4.29m x 3.43m (max))

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

Hall / Stairs

4'4" x 3'0" (max) (1.33m x 0.92m (max))

The inner hall has wood-effect hard flooring and carpeted stairs.

Kitchen/Diner

14'11" x 10'8" (max) (4.56m x 3.27m (max))

The kitchen has a range of fitted gloss base and wall units with laminate rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated fridge freezer, space and plumbing for a dishwasher and a washing machine, space for a dining table, Herringbone-style flooring, tiled splashback, recessed spotlights, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'3" x 6'9" (2.23m x 2.06m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

10'11" x 10'3" (max) (3.34m x 3.13m (max))

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, two in-built Sharps wardrobes, and access into the en-suite.

En-Suite

8'1" x 5'1" (max) (2.48m x 1.56m (max))

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower and bi-folding shower screen, a heated towel rail, partially tiled walls, recessed spotlights, Herringbone-style flooring, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'3" x 7'4" (3.13m x 2.25m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

7'3" x 6'10" (2.23m x 2.09m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

7'4" x 6'1" (max) (2.24m x 1.87m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially tiled walls, Herringbone-style flooring, a heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is off-road parking for two cars, grey slate chippings, and a patio pathway leading to the gated access to the rear garden.

Rear

To the rear of the property is a private enclosed landscaped garden with a patio area and pathway, a gravelled border, a lawn, raised planters, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk for surface water / very low for rivers & Sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

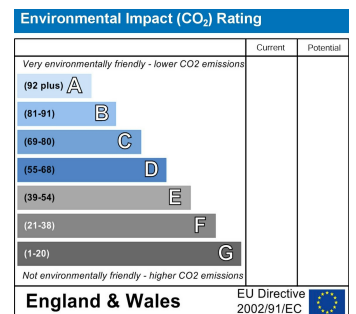
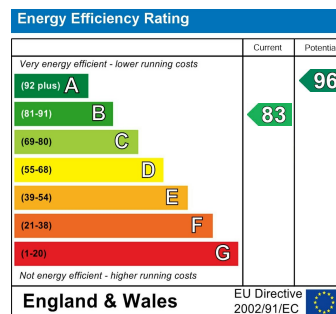
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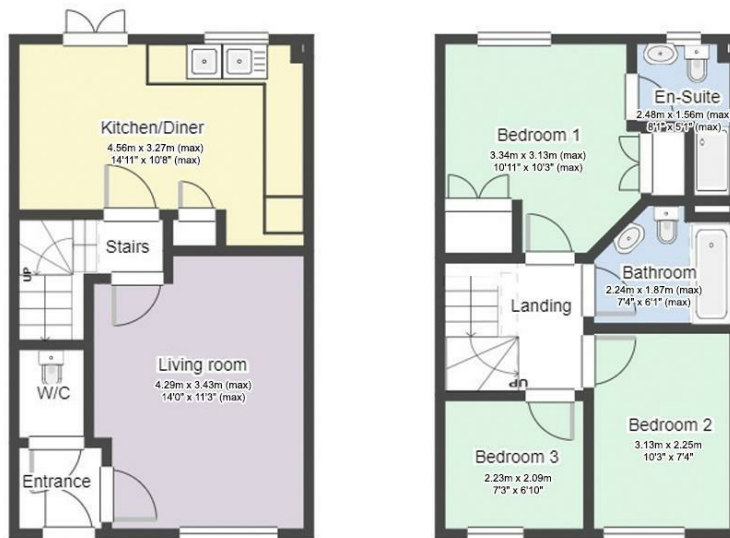
Property Tenure is Freehold

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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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