

# HoldenCopley

PREPARE TO BE MOVED

Deptford Crescent, Bulwell, Nottinghamshire NG6 9DL

---

Guide Price £160,000



Deptford Crescent, Bulwell, Nottinghamshire NG6 9DL



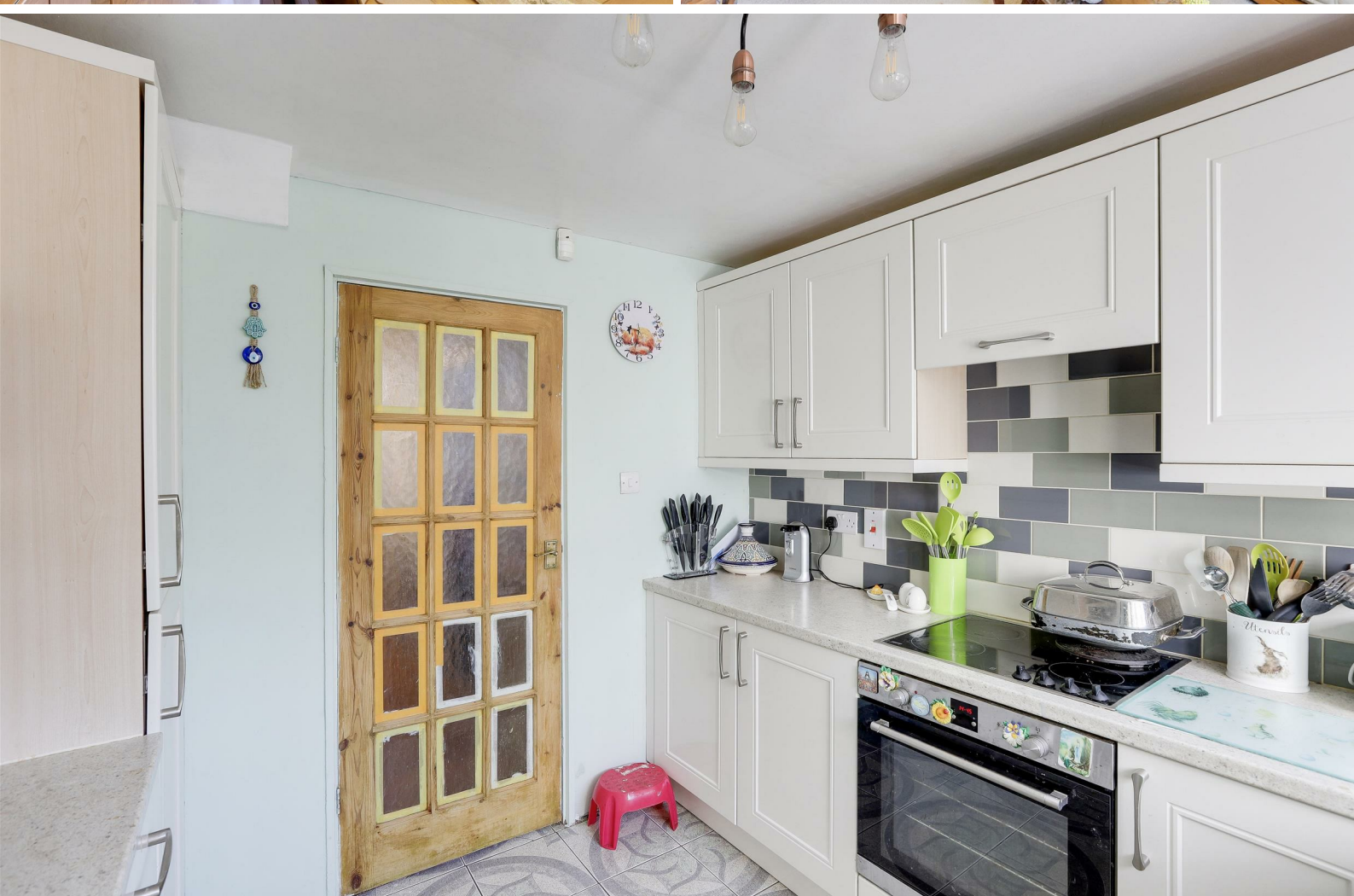
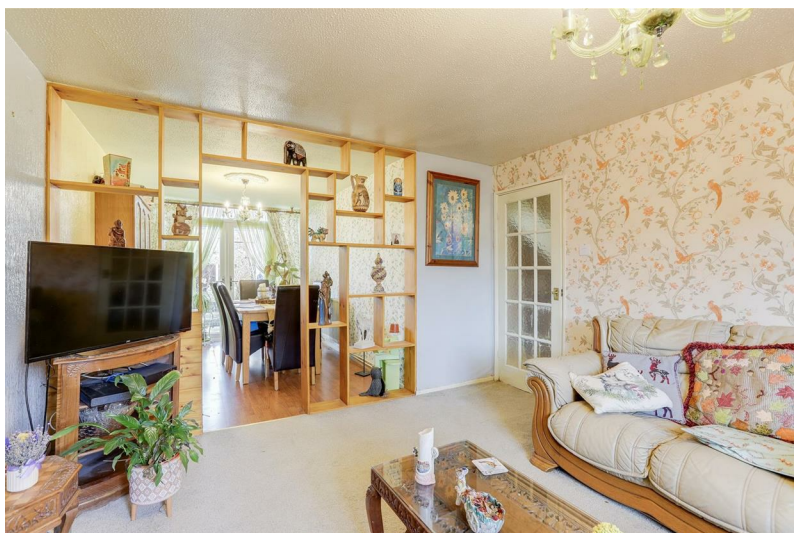
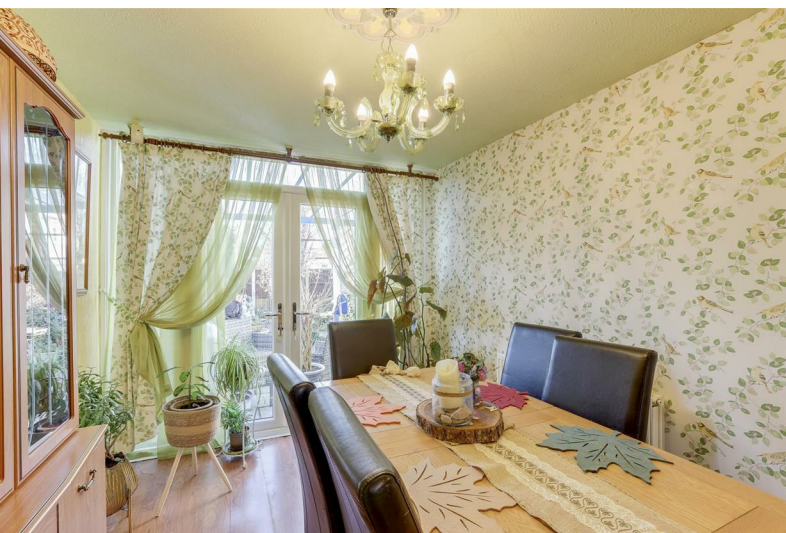


IDEAL FOR FIRST TIME BUYERS...

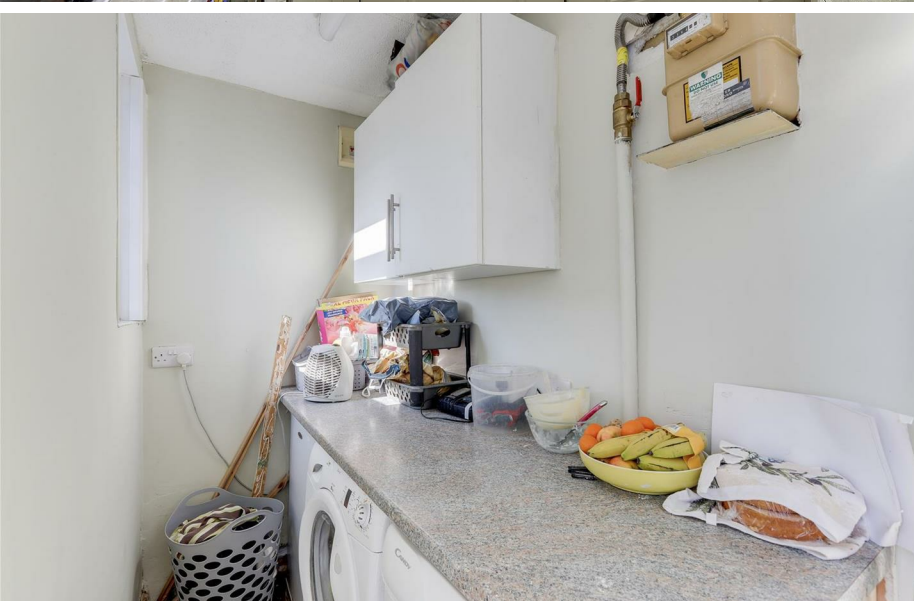
GUIDE PRICE £160,000 - £170,000

Situated in a convenient location close to shops, excellent transport links, and great school catchments, this well-presented three-bedroom end-terrace home offers deceptively spacious accommodation—perfect for a first-time buyer looking for their ideal starter home. The property also benefits from solar panels, providing free electricity during daylight hours, adding to its energy efficiency and cost-saving appeal. Additionally, a chicken wire barrier has been installed between the solar panels and the roof to prevent birds from nesting, ensuring minimal maintenance and long-term durability. The ground floor welcomes you with an entrance hall leading to a living room, a separate dining room ideal for entertaining, a modern fitted kitchen, and a practical utility room for added convenience. Upstairs, the first floor boasts three well-proportioned bedrooms, all featuring fitted wardrobes, and a four-piece bathroom suite. Externally, the property offers two outdoor spaces. The front garden is designed for easy maintenance, featuring an artificial lawn, mature trees, and various plants. To the rear, a south-facing garden provides the perfect space to relax, complete with a patio area, a pergola, decorative stones, and an array of plants and mature trees. On-street parking is available adding to the home's practicality. Combining modern comforts with a generous living space, this home is an excellent choice for those looking to take their first step onto the property ladder.

MUST BE VIEWED







- End-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Four Piece Bathroom Suite
- South-Facing Rear Garden
- Leased Solar Panels
- Well-Connected Location
- Close To Local Amenities
- Excellent Transport Links











GROUND FLOOR

Entrance Hall

16\*8" x 5\*9" (max) (5.10m x 1.77m (max))

The entrance hall has a UPVC double-glazed obscure full length window to the front elevation, wood-effect flooring, carpeted stairs, a radiator, a built-in cupboard and a single composite door providing access into the accommodation.

Living Room

13\*10" x 11\*9" (4.23m x 3.60m )

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a ceiling rose and a wooden open shelving partition with open access into the dining room.

Dining Room

11\*5" x 8\*6" (3.50m x 2.61m )

The dining room has wood-effect flooring, a radiator, a ceiling rose and UPVC double French door providing access out to the garden.

Kitchen

8\*10" x 8\*6" (2.70m x 2.61m )

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven and dishwasher, an electric hob, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access into the utility room.

Utility Room

10\*2" x 3\*10" (3.11m x 1.17m )

The utility room has fitted wall units and a worktop, space for a tumble dryer, a washing machine, wood-effect flooring, a UPVC double-glazed window to the side elevation and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

10\*0" x 5\*9" (max) (3.06m x 1.77m (max))

The landing has carpeted flooring, built-in cupboards, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12\*9" x 11\*9" (max) (3.89m x 3.59m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and built-in wardrobes with drawers.

Bedroom Two

12\*11" x 11\*10" (max) (3.96m x 3.63m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and built-in wardrobes with over the head cupboard, bedside tables and a dressing table with drawers.

Bedroom Three

9\*8" x 7\*10" (max) (2.96m x 2.40m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, built-in wardrobes with an over the head cupboard, shelving and a dressing table with drawers.

Bathroom

7\*10" x 5\*6" (2.39m x 1.68m )

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with a hand-held shower, a fitted shower enclosure with a shower, tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is on street parking, a garden to the front with an artificial lawn, mature trees, various plants and a single wooden gate and a further south-facing garden to the rear with a patio, a pergola, decorative stones, various plants and mature trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 5G, most 4G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes - timber frame

Any Legal Restrictions – No

Other Material Issues – No

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.

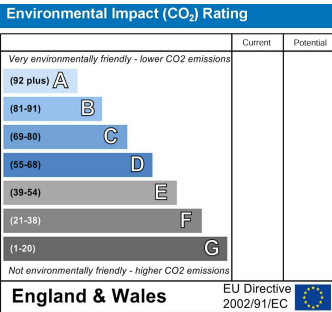
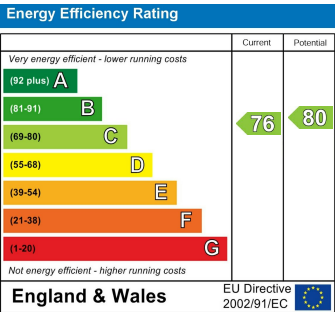
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

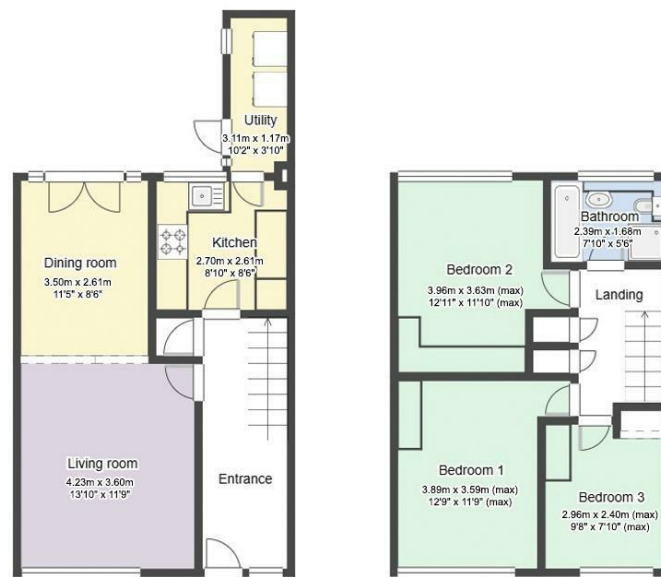
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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





# Deptford Crescent, Bulwell, Nottinghamshire NG6 9DL

**HoldenCopley**  
PREPARE TO BE MOVED



## 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.  
© HoldenCopley

**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknaloffice@holdencopley.co.uk](mailto:hucknaloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.