

HoldenCopley

PREPARE TO BE MOVED

Hoylake Crescent, Broxtowe, Nottinghamshire NG8 4PX

£180,000

Hoylake Crescent, Broxtowe, Nottinghamshire NG8 4PX

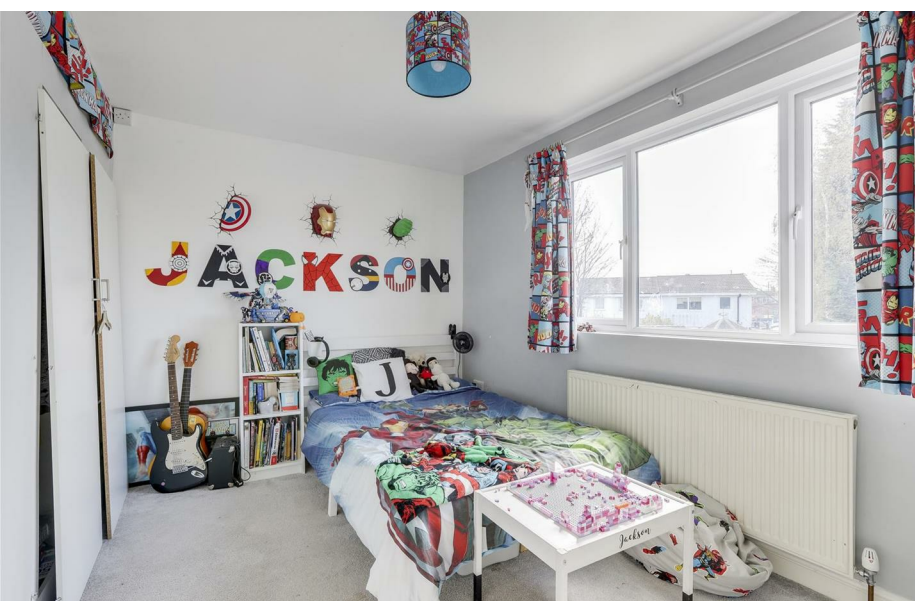


IDEAL FOR FIRST TIME BUYERS...

This well-presented three-bedroom semi-detached house is the perfect choice for first-time buyers or young families looking to step onto the property ladder. Ideally located in a well-connected area, the home offers easy access to a variety of local amenities, excellent transport links, and is within the catchment for great schools. The ground floor welcomes you with an entrance leading into a spacious open-plan living and dining room, ideal for both relaxing and entertaining. A modern fitted kitchen and a separate utility room add both style and practicality. Upstairs, the property features three well-proportioned bedrooms and a three-piece bathroom suite. Externally, the front offers a driveway providing off-street parking, while the private rear garden boasts a patio area, a mix of artificial and natural lawn, and a detached outhouse, perfect for storage.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Low Maintenance Garden With Detached Outbuilding
- Close To Local Amenities
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance

6’9" x 4’4" (2.08m x 1.34m)

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

Living/Dining Room

21’0" x 13’10" (max) (6.41m x 4.24m (max))

The living/dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, two radiators, a TV point, coving, a serving hatch into the kitchen and sliding patio doors out to the garden.

Kitchen

16’3" x 14’7" (max) (4.96m x 4.47m (max))

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, tiled flooring, a radiator, partially tiled walls, coving, recessed spotlights, UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access out to the garden.

Utility Room

12’1" x 3’11" (3.70m x 1.21m)

The utility room has UPVC double-glazed windows to the side elevation, fitted wall units, space and plumbing for a washing machine and tumble dryer and coving.

FIRST FLOOR

Landing

7’9" x 7’2" (max) (2.37m x 2.19m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the loft, coving and provides access to the first floor accommodation.

Master Bedroom

13’5" x 12’1" (max) (4.09m x 3.69m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard, fitted floor to ceiling mirrored wardrobes and coving.

Bedroom Two

13’5" x 8’7" (4.11m x 2.64m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bedroom Three

9’0" x 8’6" (max) (2.76m x 2.60m (max))

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

Bathroom

7’1" x 5’7" (max) (2.18m x 1.71m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway and double wooden gates providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, an artificial lawn, a lawn and a detached outhouse.

Outhouse

19’3" x 11’0" (5.88m x 3.37m)

The outhouse has lighting, power points and a single door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes - British Iron and Steel Federation.

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.

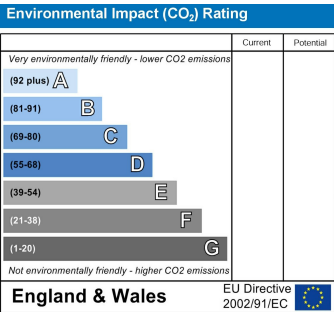
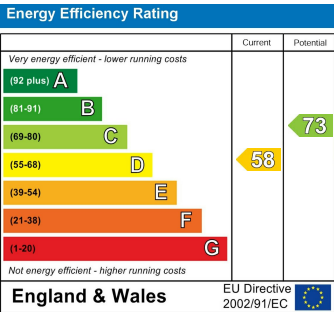
The vendor has advised the following:

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.

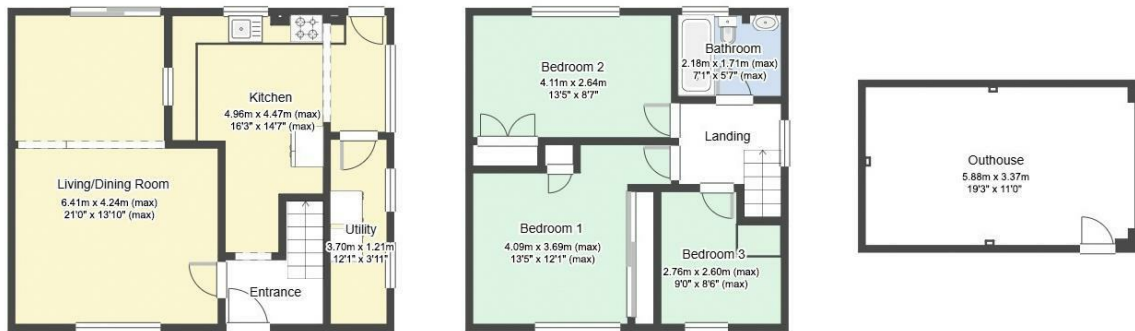
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Hoylake Crescent, Broxtowe, Nottinghamshire NG8 4PX

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

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.