

HoldenCopley

PREPARE TO BE MOVED

Durham Crescent, Bulwell, Nottinghamshire NG6 9AH

Guide Price £230,000

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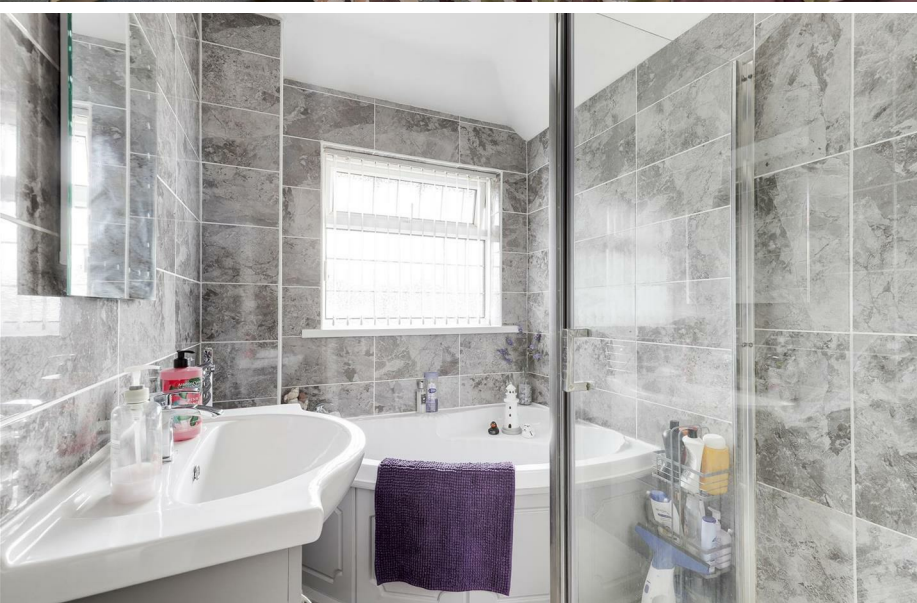
GUIDE PRICE £230,000 - £240,000

IDEAL FOR FIRST TIME BUYERS...

Situated in a convenient and well-established location, this three-bedroom semi-detached house is ideal for a wide range of buyers... From first-time buyer ready to get onto the property ladder, a growing family, or an investor seeking a well-placed opportunity to upgrade their portfolio! The property is situated in a popular and convenient location within walking distance of various local amenities including shops, schools and excellent transport links. Internally, the ground floor offers a living room with a feature fireplace and bay fronted windows, and a fitted kitchen/diner with a breakfast bar and sliding patio doors to the rear garden. Upstairs, the home benefits from three well-proportioned bedrooms, a three piece bathroom suite featuring a wash basin, a bath, and a shower, and a separate W/C. Externally, the property offers off street parking to the front, and a private enclosed garden with a lawn and paved patio seating area to the rear - a great space to enjoy the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room With Bay Fronted Windows
- Kitchen/Diner With Breakfast Bar
- Three Piece Bathroom Suite & W/C
- Ample Storage Space
- Garden With Raised Seating Area
- Off-Street Parking
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'3" x 6'2" (1.93 x 1.90)

The entrance hall has vinyl flooring, carpeted stairs, partial panelling to the wall, a radiator, and a single composite door leading into the accommodation.

Living Room

21'9" x 9'4" & 8'8" x 6'2" (6.63 x 2.85 & 2.66 x 1.89)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a built-in storage cupboard, coving to the ceiling, a UPVC double-glazed bay window to the front elevation, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

14'2" x 9'1" (4.33 x 2.77)

The kitchen/diner has a range of fitted base and wall units with wood-effect worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and a drainer, an integrated double-oven, an integrated gas hob with a stainless steel extractor fan, an integrated dishwasher, an integrated washing machine, an integrated undercounter fridge, an integrated undercounter freezer, wood-effect ceramic tiled flooring with underfloor heating, partially tiled walls, space for a dining table, recessed spotlights, two UPVC double-glazed windows to the side and rear elevation, and sliding patio doors leading out to the rear garden.

FIRST FLOOR

Landing

13'3" x 2'7" (4.06 x 0.80)

The landing has carpeted flooring, a radiator, partial panelling to the walls, a built-in cupboard, access to the loft, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

12'0" x 8'2" (3.67 x 2.51)

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

Bedroom Two

9'3" x 8'5" (2.84 x 2.57)

The second bedroom has carpeted flooring, a radiator, a picture rail, access to the loft and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'1" x 7'1" (2.77 x 2.18)

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

Bathroom

6'11" x 5'8" (2.13 x 1.74)

The bathroom has a vanity style wash basin, a panelled corner bath with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, wood-effect flooring, tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed UPVC double-glazed window to the front elevation.

W/C

5'2" x 2'9" (1.58 x 0.84)

This space has a low level flush W/C, wood-effect flooring, partially panelled walls, a fitted storage cupboard, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway, a planted area, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a raised paved patio seating area, a lawn, two sheds, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

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

1000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

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.

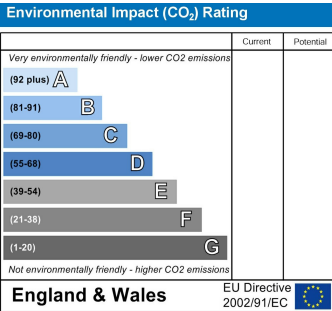
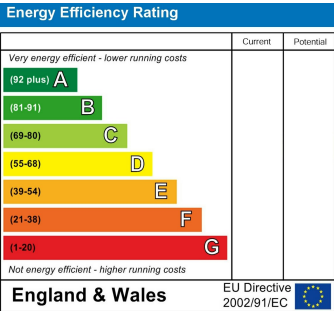
The vendor has advised the following:

Property Tenure is freehold.

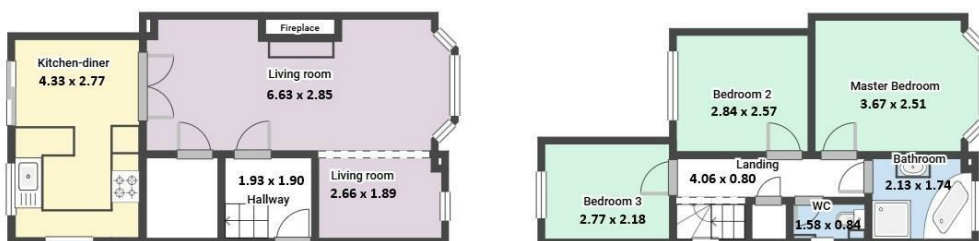
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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01156 972 972

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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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