

HoldenCopley

PREPARE TO BE MOVED

Atherton Rise, Cinderhill, Nottinghamshire NG8 6EJ

£200,000

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NO UPWARD CHAIN...

This three-bedroom semi-detached house is well-presented throughout and offers spacious accommodation, making it the perfect purchase for a range of buyers including first-time buyers and families alike. The property is move-in ready and is being sold to the market with no upward chain, allowing for a stress-free move. Situated in a popular location, it is within close proximity to local amenities, schools, colleges, and excellent transport links, including access to tram services for convenient commuting. Internally, the ground floor comprises an entrance hall, a living room featuring a stylish media wall with an electric fireplace, and a modern fitted kitchen complete with integrated appliances and solid oak worktops with treatment. The first floor hosts three generously sized bedrooms, serviced by a contemporary bathroom suite, while upstairs benefits from a versatile insulated and boarded loft space, ideal for storage or further use. The property also boasts underfloor heating and has been rewired and re-plastered throughout, ensuring peace of mind. Outside, the front of the property features a lawned garden with potential to be converted into a driveway subject to the correct planning permissions. To the rear is a private enclosed garden, offering plenty of scope for outdoor entertaining and family living.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner With Integrated Appliances
- Three-Piece Bathroom Suite
- Insulated & Boarded Loft
- Enclosed Gardens To The Front & Rear
- Move-In Ready
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'5" x 3'4" (1.35 x 1.02)

The entrance hall has wood-effect tile flooring, carpeted stairs, a fitted base cupboard, and a single composite door providing access into the accommodation.

Living Room

14'7" x 11'0" (4.45 x 3.36)

The living room has a UPVC double-glazed window to the front elevation, wood-effect tile flooring with underfloor heating, and a media wall with a TV point and a feature fireplace.

Kitchen

17'10" x 7'8" (5.45 x 2.36)

The kitchen has a range of fitted handleless gloss base and wall units with solid oak worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor hood, an integrated microwave, an integrated fridge freezer, space and plumbing for an integrated washing machine, space for a tumble-dryer, wood-effect tile flooring with underfloor heating, tiled splashback, recessed spotlights, an in-built pantry cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access into the accommodation.

FIRST FLOOR

Landing

6'1" x 4'2" (1.87 x 1.29)

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

Master Bedroom

11'1" x 9'7" (3.38 x 2.93)

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

Bedroom Two

9'11" x 9'10" (3.04 x 3.02)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a panelled feature wall.

Bedroom Three

7'10" x 6'10" (2.41 x 2.09)

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

Bathroom

6'9" x 6'6" (2.07 x 1.99)

The bathroom has a low level dual flush WC, a vanity unit wash basin, a corner fitted jacuzzi bath with a handheld shower head, partially tiled walls, tiled flooring with underfloor heating, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Loft

12'3" x 8'10" (3.74 x 2.71)

The loft, accessed via a drop-down ladder, has carpeted flooring, a radiator, recessed spotlights, and a Velux window.

OUTSIDE

Front

To the front of the property is a lawned garden with plants, a concrete pathway, side gated access to the rear garden, and plenty of potential to be converted into a driveway - subject to planning.

Rear

To the rear of the property is a generously sized and fully enclosed garden, offering plenty of potential for landscaping. The garden is mainly laid to lawn with a patio area, enclosed by fence boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach, CityFibre
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

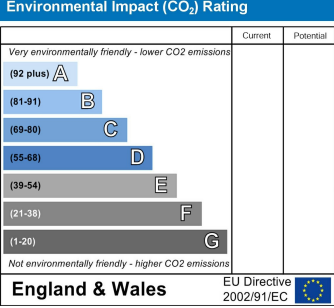
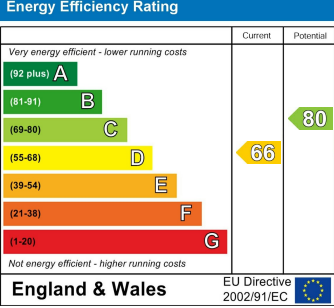
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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