

HoldenCopley

PREPARE TO BE MOVED

Smithy Close, Clifton, Nottinghamshire NG11 8EE

Guide Price £170,000 - £180,000

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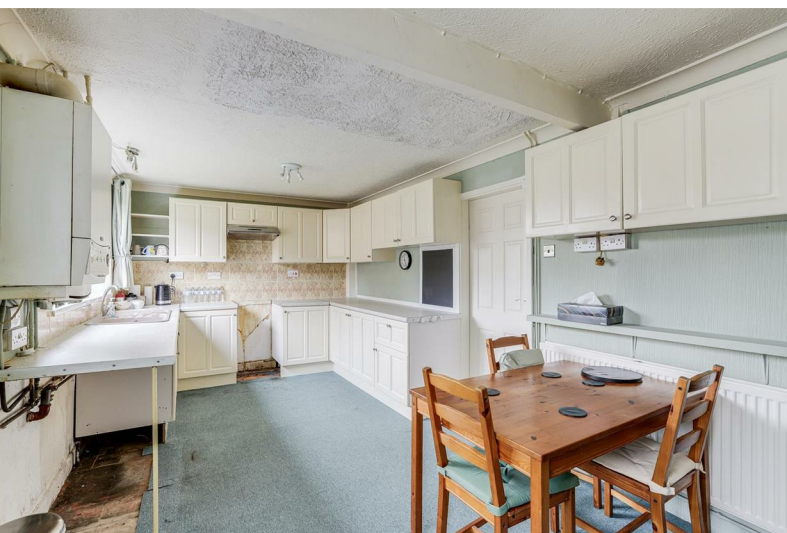


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NO UPWARD CHAIN...

This semi-detached house is perfectly situated near local amenities, including shops, schools, and a sports hub, and would be ideal for a growing family. The property welcomes you through its entrance hall into a comfortable living room, creating a warm atmosphere for family gatherings. The fitted kitchen diner provides a practical space for meals and offers seamless access to the rear garden. Ascending the stairs, you'll find three bedrooms, ensuring ample space for family members, and a convenient three-piece bathroom suite. The front of the property features a lawn and gated access to the rear. The enclosed rear garden has a lawn, and a handy shed, all surrounded by a hedge and fence-panelled boundary.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite
- Enclosed Gardens
- Close To Local Amenities
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'5" x 4'3" (max) (1.97m x 1.32m (max))

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, and a UPVC door providing access into the accommodation.

Living room

14'7" x 13'10" (max) (4.47m x 4.22m (max))

The living room has a UPVC double glazed bow window to the front elevation, a radiator, a picture rail, a feature chimney breast fireplace, a TV point, and carpeted flooring.

Kitchen/diner

17'10" x 9'6" (5.46m x 2.90m)

The kitchen/diner has a range of fitted base and wall units with worktops, a composite sink with stainless steel mixer taps, a wall-mounted boiler, space for a free standing cooker, two extractor fans, space and plumbing for a washing machine, space for a dining table, a radiator, tiled splashback, coving to the ceiling, a pantry, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access into the rear garden.

FIRST FLOOR

Landing

7'9" x 7'6" (max) (2.38m x 2.31m (max))

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

Bedroom One

12'9" x 10'0" (max) (3.91m x 3.07m (max))

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

Bedroom Two

10'9" x 10'0" (3.28m x 3.06m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

9'10" x 7'7" (max) (3.00m x 2.33m (max))

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

Bathroom

7'8" x 5'6" (2.34m x 1.69m)

The bathroom has a UPVC double glazed window to the rear elevation, low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, pathway, and gated access to the rear.

Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, a lawn, a shed, and hedged with fence panelling boundaries.

DISCLAIMER

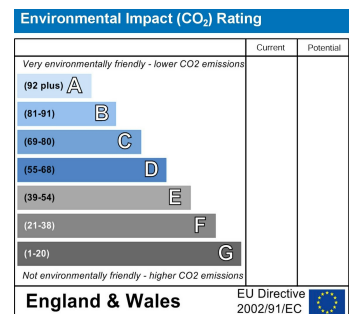
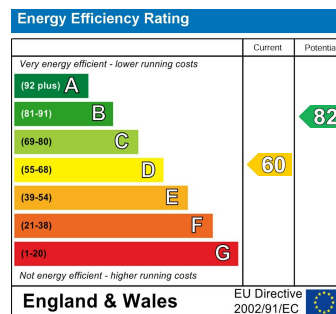
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the direct gov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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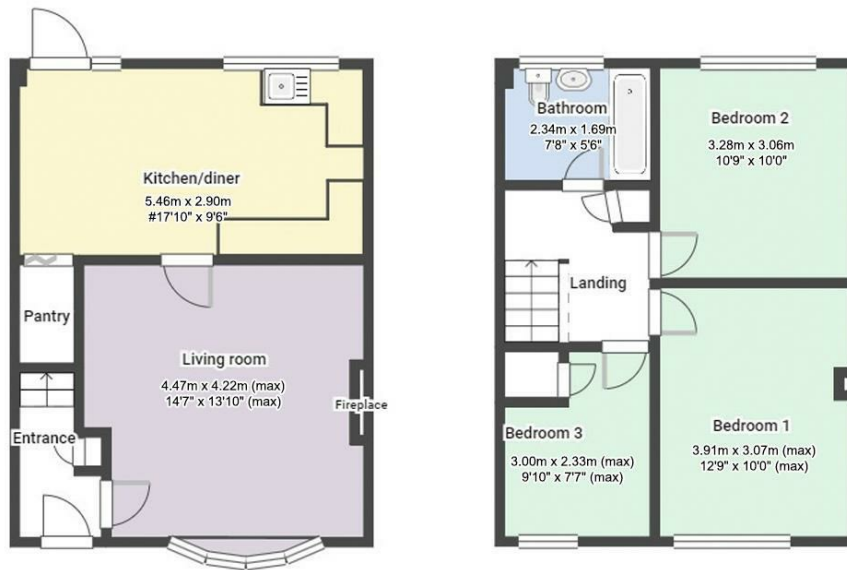
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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