

HoldenCopley

PREPARE TO BE MOVED

Slaidburn Avenue, Silverdale, Nottinghamshire NG11 7FT

£280,000

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PERFECT FOR A RANGE OF BUYERS...

This three-bedroom semi-detached house offers spacious, well-presented accommodation throughout, making it the ideal home for first-time buyers or families alike. Perfectly positioned for effortless commuting, the property boasts excellent transport links, including nearby tram stops, and easy access to both Queens Medical Centre and Nottingham City Centre. Surrounded by reputable local schools and a variety of amenities, this location is both convenient and vibrant. Upon entering, you're greeted by an entrance hall that leads into a spacious living room with a feature fireplace, a contemporary fitted kitchen that flows seamlessly into a seating area and a dining room. Upstairs, the first floor offers three bedrooms, a bathroom, a separate W/C, and ample storage space to meet every practical need. Outside, the property provides a driveway with off-road parking for multiple vehicles, along with convenient double-door access into a garage/lean-to, which also includes a separate rear garage room. The private, low-maintenance rear garden offers multiple patio areas for outdoor relaxation, complemented by a summer house.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen, Dining & Seating Area
- Good-Sized Living Room
- Bathroom With Separate W/C
- Low Maintenance Garden
- Large Garage & Lean-To
- Ample Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'4" x 13'7" (1.95m x 4.15m)

The entrance hall has wood-effect flooring, a radiator, a wall-mounted security alarm panel, carpeted stairs, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

10'11" x 14'2" (3.34m x 4.33m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a feature fireplace with a coal-effect fire and decorative surround, wall-light fixtures, and a TV point.

Kitchen

8'1" x 8'1" max (2.47m x 2.48m max)

The kitchen has a range of fitted base and wall units with worktops, space for a cooker, an extractor fan and stainless steel splashback, space for a fridge freezer, an in-built pantry cupboard, a radiator, tiled flooring, and open plan to the extensive kitchen and seating area.

Extensive Kitchen / Seating Area

9'3" x 6'7" (2.84m x 2.01m)

This part of the kitchen has a fitted base unit with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine and a dishwasher, tiled flooring, open plan to the dining room, a UPVC double-glazed window to the rear elevation, and a sliding patio door to access the rear garden.

Dining Room

10'7" x 9'2" (3.25m x 2.81m)

The dining room has carpeted flooring, a radiator, and coving to the ceiling.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

10'1" x 13'2" (3.09m x 4.03m)

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

Bedroom Two

10'6" x 10'2" (3.22m x 3.10m)

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

Bedroom Three

9'6" x 7'3" (2.92m x 2.21m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a sliding door wardrobe, and an open cupboard.

Bathroom

5'7" x 7'1" (1.72m x 2.17m)

The bathroom has a pedestal wash basin, a panelled bath with an overhead shower fixture and a curtain pole, a heated towel rail, tiled flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

W/C

2'6" x 4'7" (0.77m x 1.41m)

This space has a low level dual flush W/C, a radiator, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway, an external light, and double doors providing access into the garage.

Garage / Lean-To

34'3" x 7'6" (10.44m x 2.29m)

This space has a polycarbonate roof, a combination of brick and panelled walls, and double UPVC doors opening out onto the driveway.

Garage Two

9'5" x 19'0" (2.89m x 5.81m)

This space has a wood-framed window to the rear elevation, a worktop, and a single door opening out to the garden.

Rear

To the rear of the property is a private low maintenance garden with multiple patio and gravelled areas, raised planters, a single door into the garage, a range of plants and shrubs, access into a summer house, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 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+

Area - medium risk for surface water / low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

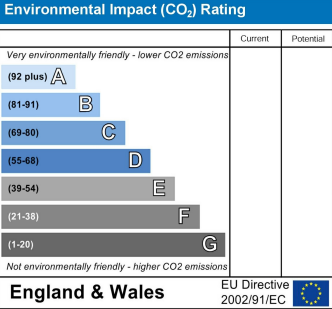
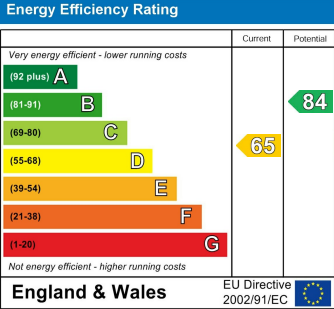
The vendor has advised the following:

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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