

HoldenCopley

PREPARE TO BE MOVED

Tiree Close, Trowell, Nottinghamshire NG9 3RG

Offers In Excess Of £225,000

Tiree Close, Trowell, Nottinghamshire NG9 3RG

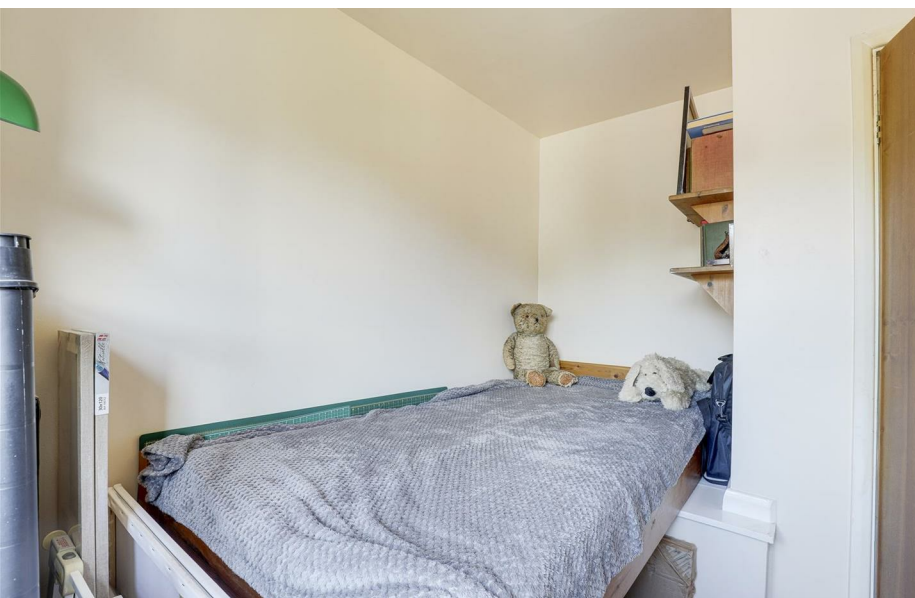
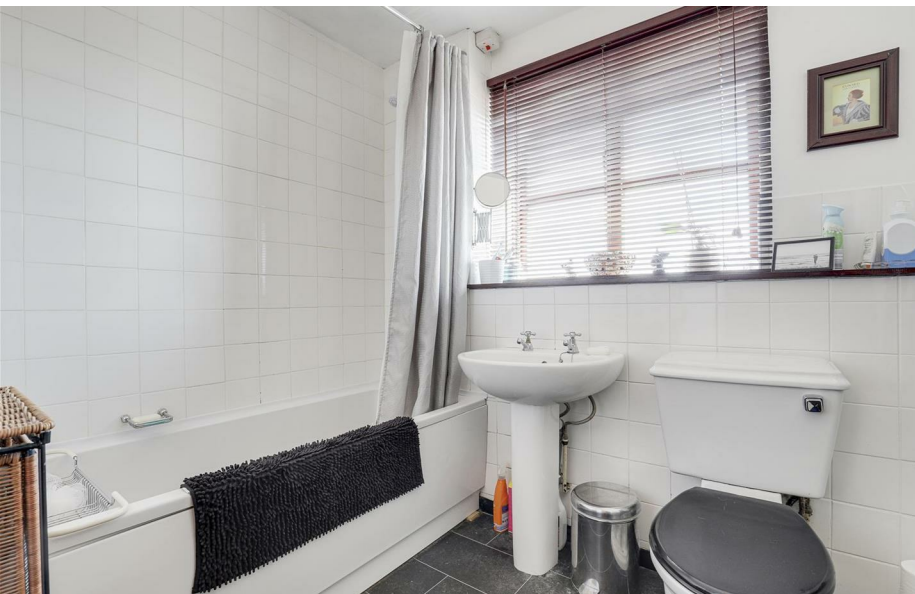


NO UPWARD CHAIN...

This well-positioned semi-detached house is offered for sale with no upward chain and presents an excellent opportunity for a variety of buyers looking to put their own stamp on a property. Situated within easy reach of local amenities, including shops, and benefiting from excellent transport links via the M1, this home combines convenience with potential. The accommodation to the ground floor comprises an entrance hall leading into a spacious living room, featuring a charming fireplace and French doors opening directly onto the rear garden, creating a light and welcoming space. The fitted kitchen provides access to a lean-to, offering additional utility space. Upstairs, there are three bedrooms served by a three-piece bathroom suite. Externally, the property boasts a well-maintained front garden with established plants, shrubs, and bushes, alongside a block-paved driveway leading to double doors, which provide access into the lean-to and garage. The rear garden is fully enclosed and includes an outside tap, patio area, lawn, a variety of established plants, shrubs, and bushes, and a garden shed, all bordered by panel fencing.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Lean Too & Garage
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'10" x 6'5" (3.93m x 1.96m)

The entrance hall has a wooden double glazed window to the side elevation, wood-effect flooring, carpeted stairs, an under stairs cupboard, coving to the ceiling, a radiator, and a door providing access into the accommodation.

Living Room

23'5" x 11'4" (7.14m x 3.46m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace, coving to the ceiling a radiator, carpeted and wood-effect flooring, and double French doors opening to the rear garden.

Kitchen

10'0" x 8'4" (3.05m x 2.56m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, a freestanding cooker, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a radiator, tiled splashback, vinyl flooring, a double glazed wooden framed window to the rear elevation, and a door opening out to the lean-too.

FIRST FLOOR

Landing

9'4" x 7'4" (2.87m x 2.25m)

The landing has a wooden framed double glazed window to the side elevation, carpeted flooring, an in-built cupboard, coving to the ceiling, access in to the bordered loft, and access to the first floor accommodation.

Bedroom One

11'0" x 10'5" (3.36m x 3.19m)

The first bedroom has a wooden framed double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

12'1" x 10'5" (3.70m x 3.18m)

The second bedroom has a wooden framed double glazed window to the front elevation, a radiator, and wood-flooring.

Bedroom Three

8'8" x 7'6" (2.66m x 2.29m)

The third bedroom has a wooden framed double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'5" x 7'1" (2.28m x 2.16m)

The bathroom has a wooden framed double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, partially riled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a planted area with established plants, shrubs and bushes, a block paved driveway with double doors providing access into the lean too.

Lean Too

9'5" x 29'8" (2.89m x 9.05m)

The lean too has a Polycarbonate roof, ample storage, a window to the side elevation, a door opening out to the rear garden, and double doors opening to the garage.

Garage

31'4" x 8'9" (9.57m x 2.69m)

The garage has ample storage space, electrics, a stainless steal sink with a drainer and taps, and double door access.

Rear

To the rear of the property is an enclosed garden with am outside tap, a patio area, a lawn, various established plants, shrubs and bushes, a shed, a lawn, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

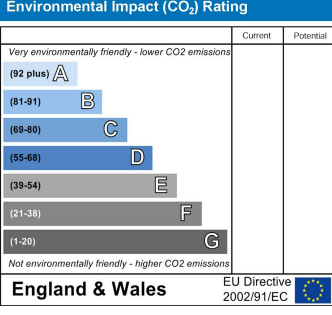
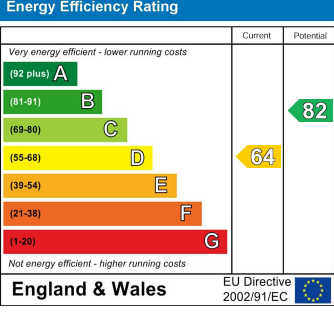
Council Tax Band Rating - Broxtowe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.



Tiree Close, Trowell, Nottinghamshire NG9 3RG

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

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@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.