

HoldenCopley

PREPARE TO BE MOVED

Dale Road, Carlton, Nottinghamshire NG4 1GT

Guide Price £170,000 - £180,000

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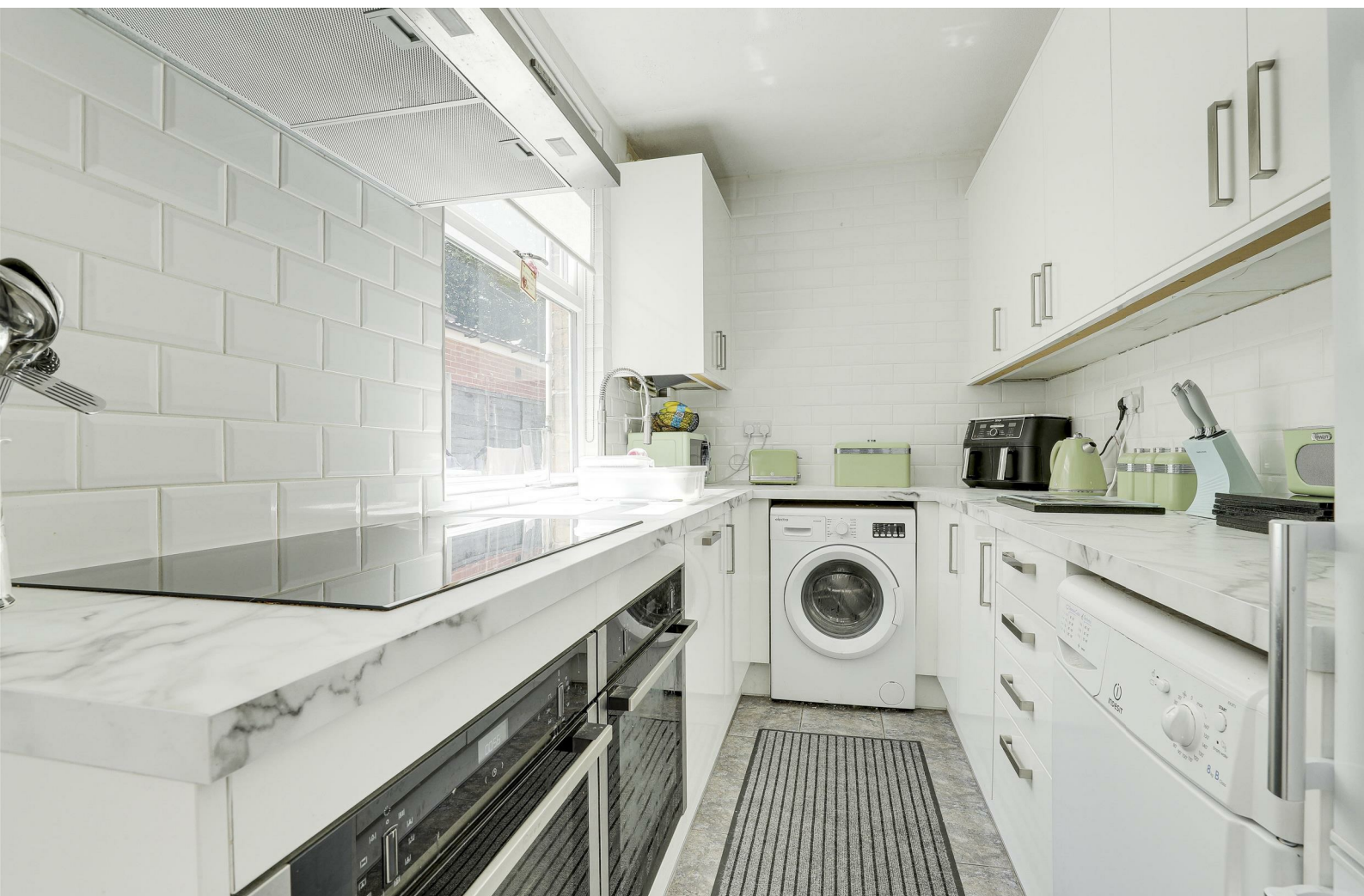


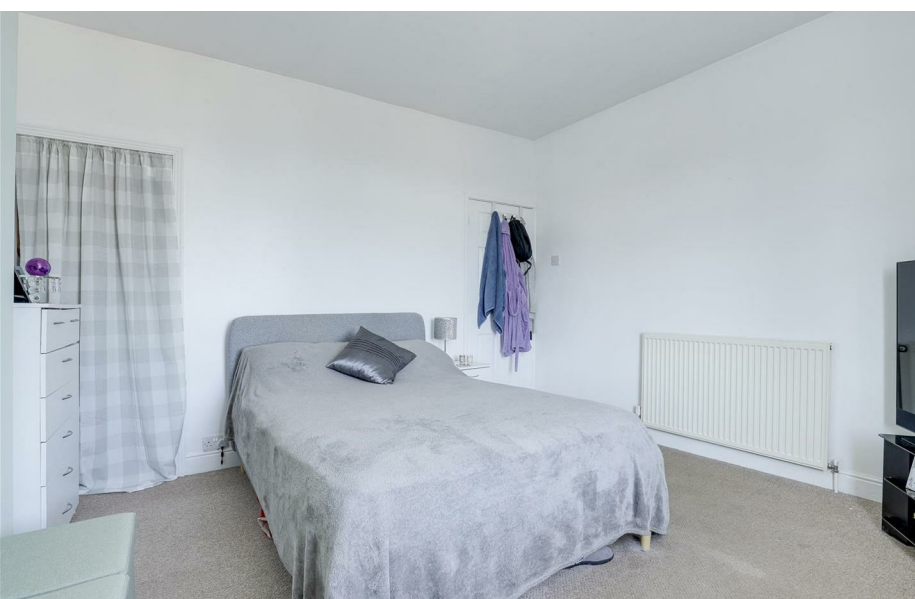
GUIDE PRICE: £170,000 - £180,000

GREAT FIRST TIME BUY...

This well-presented two-bedroom mid-terraced house is ideal for a range of buyers including first-time buyers, professionals, or investors alike. Offering spacious accommodation and modern living, the property is ready to move straight into and is positioned within a well-connected residential area. The ground floor comprises a bright dining room featuring a traditional fireplace, perfect for hosting or enjoying family meals. There's also a separate cosy living room with neutral décor, and a fitted galley kitchen equipped with a range of units and integrated appliances, offering access to the rear garden. Upstairs, you'll find two double bedrooms, both benefiting from in-built storage, along with a good-sized three-piece bathroom suite. Outside, the property benefits from on-street parking to the front and a shared alleyway providing gated access to a low-maintenance rear garden—ideal for outdoor seating and relaxation with minimal upkeep.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Galley Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Low-Maintenance Rear Garden
- Well-Connected Area
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Dining Room

10'9" x 12'2" (3.28m x 3.71m)

The dining room has wood-effect flooring, coving to the ceiling, a traditional fireplace and hearth, a radiator, a UPVC double-glazed window to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

12'3" x 10'9" (3.73m x 3.28m)

The living room has wood-effect flooring, carpeted stairs, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

13'5" x 6'3" (4.09m x 1.91m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and drainer with a pull-out mixer tap, an integrated oven with an induction hob and extractor fan, a washing machine, a dishwasher, space for a fridge freezer, tiled walls, tiled flooring, a UPVC double-glazed window to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the loft, a radiator, and provides access to the first floor accommodation.

Master Bedroom

11'8" x 12'6" (3.56m x 3.81m)

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

Bedroom Two

12'4" x 9'4" (3.76m x 2.84m)

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

Bathroom

13'5" x 6'4" (4.09m x 1.93m)

The bathroom has a low level dual flush W/C, a panelled bath, a vanity storage unit with a wash basin, tiled flooring, partially tiled walls, a radiator, and UPVC double-glazed windows to the side and rear elevation.

OUTSIDE

Front

Rear

To the rear of there property is an enclosed garden featuring a patio area, a timber-built summer house, a garden shed, an outside tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

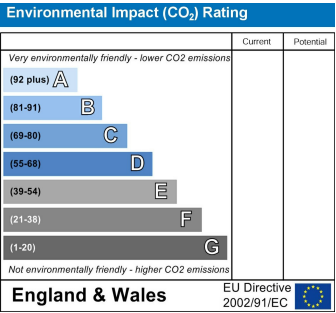
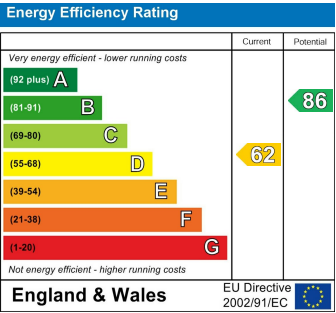
The vendor has advised the following:

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.

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.





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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