

HoldenCopley

PREPARE TO BE MOVED

Crawford Rise, Arnold, Nottingham NG5 8QF

£895 PCM

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Due to high demand on this property, we are no longer accepting viewings.

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WELL PRESENTED THROUGHOUT...

This well-presented two-bedroom semi-detached house in Arnold is perfect for couples or working professionals. It offers spacious accommodation with ample built-in storage over two floors and is available unfurnished for immediate occupancy. The ground floor features an inviting entrance hall, a spacious living room with a bay window and a modern fitted kitchen/diner with integrated appliances and additional space for free-standing appliances. The first floor has two double bedrooms and a three-piece bathroom suite. Outside, there is a low-maintenance front garden with a pathway and steps leading to the house, also access to a garage in a nearby block with off-street parking for one car. To the rear of the property is an enclosed tiered rear garden with a paved seating area, decked area, lawn, and decorative plants and shrubs perfect for Summer. The property is conveniently located near shops, eateries, and transport links to the City Centre.

AVAILABLE NOW!





- Semi-Detached House
- Two Bedrooms
- Modern Fitted Kitchen/Diner
- Spacious Living Room
- Three Piece Bathroom Suite
- Ample In-Built Storage
- Garage Providing Off-Street Parking
- Front & Rear Gardens
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance

5'1" x 4'7" (max) (1.56m x 1.40m (max))

The entrance hall has wood effect laminate flooring and carpeted stairs, airing cupboard, radiator and a single UPVC door providing access into the accommodation

Living Room

17'0" x 13'6" (max) (5.20m x 4.13m (max))

The living room has wood effect laminate flooring, coving to the ceiling, radiator and a UPVC double glazed bay window to the front elevation

Kitchen/Diner

13'5" x 9'11" (max) (4.09m x 3.03m (max))

The kitchen/diner has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, integrated oven with gas hobs and an over hood extractor fan, space and plumbing for a washing machine, fridge & freezer, stainless steel sink with a drainer and mixer taps, space for a dining table and chairs, radiator, UPVC double glazed window to the rear elevation and UPVC double glazed French doors providing access to the rear garden

FIRST FLOOR

Landing

9'8" x 6'9" (max) (2.96m x 2.06m (max))

The landing has carpeted flooring, loft hatch, in-built storage cupboard, smoke alarm and provides access to the first floor accommodation

Master Bedroom

14'0" x 10'3" (4.29m x 3.14m)

The main bedroom has carpeted flooring, coving to the ceiling, in-built wardrobes, radiator and a UPVC double glazed window

Bedroom Two

11'1" x 7'7" (max) (3.38m x 2.33m (max))

The second bedroom has carpeted flooring, partially panelled walls, coving to the ceiling, radiator and a UPVC double glazed window

Bathroom

8'1" x 5'6" (max) (2.47m x 1.69m (max))

The bathroom has tile effect laminate flooring, coving to the ceiling, partially tiled walls, wall mounted chrome heated towel rail, low level dual flush WC, pedestal washbasin with mixer taps, panelled bath with mixer taps, wall

mounted mains-fed waterfall shower and a handheld shower over, extractor fan and a UPVC double glazed obscure window

Garage

16'4" x 8'2" (4.99m x 2.50m)

The garage has an up and over garage door and provides space for storage with a space providing off street parking

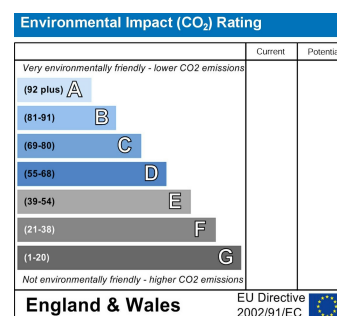
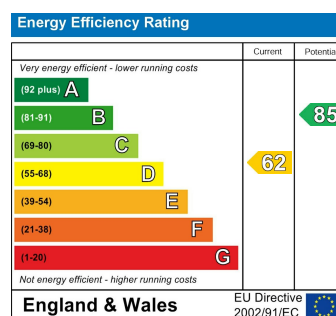
OUTSIDE

FRONT

To the front is a lawn with a pathway leading to the accommodation with a slated border with a fence surround and steps leading to the accommodation

REAR

To the rear is an enclosed tiered garden with a paved seating area, lawn, decked area, pathway and a gravelled area with a fence surround



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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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