



Birling Close, Nottingham NG6 7FS

welcome to

Birling Close, Nottingham

- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Front & Rear Gardens, Driveway Providing Off Street Parking for Three Cars
- Council Tax Band A

Tenure: Freehold EPC Rating: D

£200,000

Front Entrance

With uPVC door leading straight into lounge.

Lounge

13' 11" x 13' 2" (4.24m x 4.01m)
With uPVC window and door to the front aspect, fitted carpet flooring, open-plan staircase, a wall mounted radiator and an archway through to the dining room.

Dining Room

10' 8" x 7' 6" (3.25m x 2.29m)
With uPVC window and door to the rear aspect, continued fitted carpet flooring from the lounge, a storage cupboard, space for a dining table and chairs, a wall mounted radiator and a door leading to the kitchen.

Kitchen

10' 6" x 6' 2" (3.20m x 1.88m)
With uPVC window to the rear aspect, wall and base units, tiled splashbacks, integrated oven, gas hob and extractor above, sink, drainer and mixer tap, a wall mounted boiler and space for a washing machine and fridge freezer.

Landing

With carpet flooring, access to the loft and doors to all first floor accommodation.

Bedroom One

10' 10" x 9' 4" (3.30m x 2.84m)
With uPVC window to the front aspect, carpet flooring, two storage cupboards and a wall mounted radiator.

Bedroom Two

9' x 6' 6" (2.74m x 1.98m)
With uPVC window to the rear aspect, carpet flooring and a wall mounted radiator.

Bedroom Three

With uPVC window to the rear aspect, carpet flooring and a wall mounted radiator.

Bathroom

With uPVC privacy window to the side aspect, panelled bath, tiled splashbacks, WC, pedestal wash basin and a wall mounted radiator.

Outside

To the front is off street parking for three cars, fence border, a lawn and gate access to the rear garden. To the rear is a private fence enclosed garden with a well maintained lawn, two sheds and a slab paved patio ideal for outdoor dining.



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Property Ref:

BUL109688 - 0005

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william h brown



0115 9753817



bulwell@williamhbrown.co.uk



263 Main Street, Bulwell, NOTTINGHAM,
Nottinghamshire, NG6 8EZ



williamhbrown.co.uk