



Stancliffe Avenue, Nottingham NG6 9HP

welcome to

Stancliffe Avenue, Nottingham

- Semi Detached House
- NO CHAIN
- Two Bedrooms
- Kitchen Diner & Conservatory
- Council Tax Band B

Tenure: Freehold EPC Rating: D

£180,000

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Property Ref:

BUL110072 - 0005

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Entrance Porch

With frosted uPVC double glazed door, three frosted uPVC double glazed windows and access to the main entrance.

Entrance Hall

With uPVC double glazed front door, carpet flooring, staircase ahead and door leading to the lounge.

Lounge

16' 2" x 12' 8" (4.93m x 3.86m)
With uPVC double glazed bay window to the front aspect, carpet flooring, traditional brick-built fireplace with a gas fire, a wall mounted radiator, space for a three-piece suite and door leading to the kitchen diner.

Kitchen Diner

15' 10" x 8' 5" (4.83m x 2.57m)
With two uPVC double glazed windows to the rear aspect, laminate flooring and tiled splashbacks, fitted wall and base units, integrated oven, gas hob and extractor above, sink, drainer and mixer tap, storage cupboard, a wall mounted radiator, space for a dining table and chairs and uPVC double glazed door to rear aspect leading to the conservatory.

Conservatory

With uPVC double glazed window and French doors, tiled flooring and space for seating.

Landing

With uPVC double glazed window to the side aspect, carpet flooring, access to the loft and doors to all first-floor

accommodation

Bedroom One

12' 7" x 12' 6" (3.84m x 3.81m)
A spacious double bedroom, with uPVC double glazed window to the front aspect, carpet flooring, a good-sized storage cupboard and a wall mounted radiator.

Bedroom Two

9' 9" x 9' 2" (2.97m x 2.79m)
A good-sized single bedroom, with uPVC double glazed window to the rear aspect, carpet flooring, and a wall mounted radiator.

Shower Room

With uPVC double glazed privacy window to the rear aspect, vinyl flooring, tiled walls a corner shower cubicle with an electric shower, WC, pedestal wash basin and a wall mounted radiator.

Outside

To the front is a gravel garden with a variety of plants and shrubs, a shared driveway which runs between the properties to the garden and rear garden. To the rear is a well-maintained fence enclosed garden with a good sized lawn, hedge, a variety of plants and shrubs, a patio area ideal for outdoor dining and access to the garage.

Garage

With an up and over main entrance door, a window to the rear aspect and a side access door. Providing under-cover parking or outdoor storage.



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