



lighthouse

estate agents



144 Diamond Avenue, NG17 7LS

Offers In The Region Of £229,999

*****VIEWING HIGHLY RECOMMENDED, STUNNING PROPERTY*****

Lighthouse Estate Agents are pleased to offer this superb two bedroomed semi-detached house featuring stylish and well thought out interiors, impressively proportioned bedrooms and a wonderful private garden. This beautiful property comprises of a welcoming entrance hall, sleek modern fitted kitchen, reception lounge, a conservatory offering rear garden views, dining room, two generous sized bedrooms, a contemporary family bathroom and impressive attic conversion. The property further benefits from Upvc double glazing throughout, gas central heating and an enclosed rear garden with patio areas.

Diamond Avenue offers easy access to many major road links including the A38 and is moments from many local shops and other amenities. No Upward Chain.

Front Porch 4'4" x 3'3" (1.34 x 1.01)

Entrance Hall 15'7" x 6'1" (4.76 x 1.86)



Reception Lounge 16'1" x 11'8" (4.92 x 3.58)



Kitchen 17'4" x 7'8" (5.29 x 2.36)



Dining Room 12'7" x 15'6" (3.85 x 4.74)



Conservatory 14'11" x 9'8" (4.57 x 2.96)



First Floor Landing 15'6" x 9'7" (4.73 x 2.93)



Bedroom One 14'8" x 13'0" (4.47 x 3.97)



Bedroom Two 12'9" x 9'0" (3.90 x 2.75)



Family Bathroom 12'1" x 8'5" (3.69 x 2.59)



Attic Room 7'6" x 25'7" (2.30 x 7.80)



Enclosed Rear Garden



Agents Disclaimer

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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. Lighthouse Estate Agents & Lettings 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 Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Floor Plan

Area Map



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Energy Efficiency Graph

