



Cropton Crescent, Beechdale, Nottingham, NG8 3FG

Guide Price £180,000-£190,000 Freehold



Cropton Crescent, Beechdale

2 Bedrooms, 1 Bathroom

Guide Price £180,000-£190,000

- Two Bedroom Semi-Detached House
- Immaculately Presented Throughout
- Refitted Kitchen
- Refitted Bathroom
- Ample Off Road Parking
- Landscaped Rear Garden
- Freehold

GUIDE PRICE £180,000-£190,000. Immaculately presented throughout, this attractive two bedroom semi-detached property is situated in a popular and sought after location with easy access to an array of local amenities and transport links and makes for an ideal first time purchase or buy to let opportunity. The accommodation briefly comprises of a porch leading through to a spacious lounge, modern fitted breakfast kitchen, two double bedrooms (master with fitted storage) and a refitted bathroom. Externally, the property enjoys an established, landscaped enclosed rear garden and a driveway providing off road parking for multiple vehicles. Early viewing is strongly recommended.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



PORCH Accessed via an external door with uPVC double glazed windows to the front and side elevations and a uPVC door leading through to the living room.

LIVING ROOM 15' 9" x 11' 11" (4.8m x 3.63m) With a fitted carpet, uPVC double glazed window to the front elevation, fire with surround and hearth, stairs rising to the first floor, wall mounted radiator and two ceiling lights.

BREAKFAST KITCHEN 11' 11" x 9' (3.63m x 2.74m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, breakfast bar seating, inset gas hob with extractor hood over, splashback tiling, integrated electric oven, washing machine plumbing, ceramic tiled flooring, wall mounted radiator, uPVC double glazed window to the rear garden and external door to the rear garden and ceiling light.

LANDING With fitted carpet, loft hatch with loft ladder providing access to a boarded loft with a light and

window and ceiling light.

MASTER BEDROOM 11' 11" into wardrobes x 8' 10" (3.63m x 2.69m) With a fitted carpet, a range of fitted wardrobes, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 11" x 7' 7" (3.63m x 2.31m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a fitted suite with a panelled bath with chrome taps and an electric shower over, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, part ceramic wall tiling, opaque uPVC double glazed window to the side elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

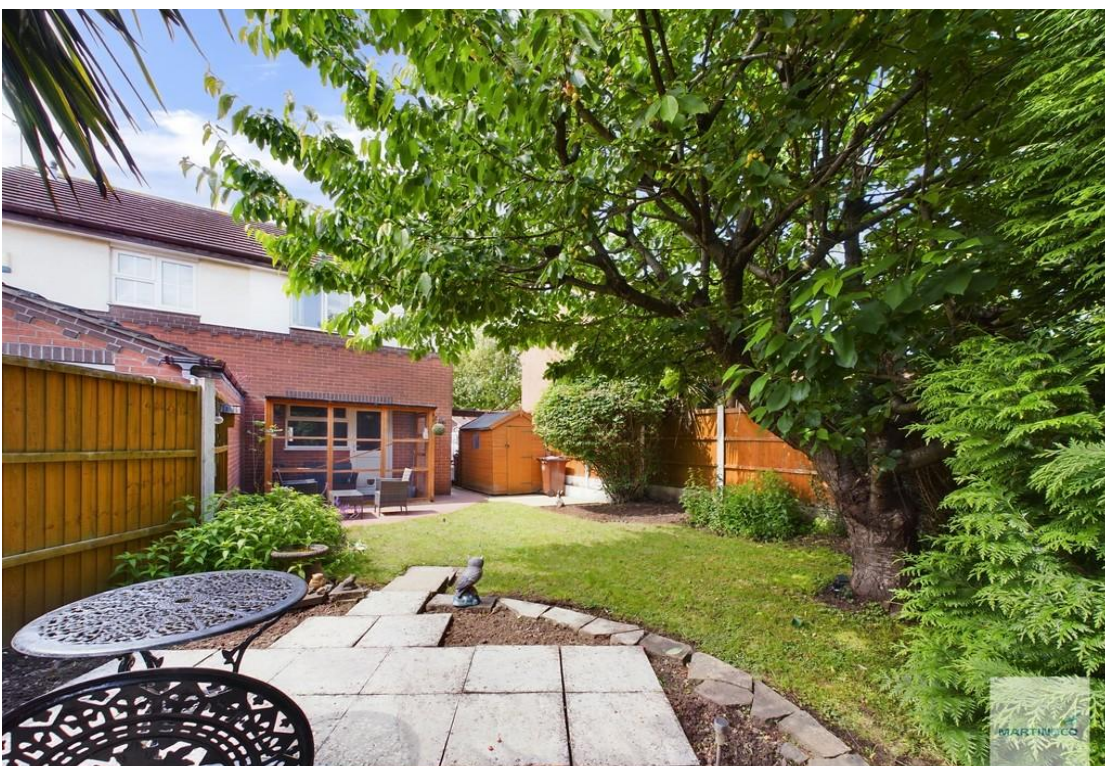
EXTERNAL The property enjoys a landscaped, enclosed rear garden which is laid to lawn with two patio areas, a range of mature shrubs and trees, a

fenced and wall boundary and secure gate access (please note that the cat run is not included in the sale). To the front is a paved garden, hedged boundary and a driveway providing off road parking for several vehicles.

AGENTS NOTE These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the Contract. All services, together with electrical fittings and fitted appliances have NOT been tested. Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Martin and Co









Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
 T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

