



Goldcrest Road, Cinderhill, Nottingham, NG6 8PT
£170,000 Freehold


MARTIN&CO

Goldcrest Road, Cinderhill

2 Bedrooms, 1 Bathroom

£170,000

- Two Bedroom Semi-Detached House
- Large Plot Perfect For Extension (STPP)
- Driveway
- No Onward Chain
- Superb Location
- Close To NET Tram Network

Affording a spacious plot with fantastic scope and potential to extend (STPP) this two bedroom semi-detached house is situated in a popular residential location with easy access to the NET Tram Network. The property briefly comprises of an entrance hallway proving access to the spacious living room and kitchen/diner to the ground floor. To the first floor and two well proportioned double bedrooms alongside a fitted bathroom. Externally, the property is



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

situated on a large plot with front, side and rear gardens along with a driveway providing off road parking. Being offered with no onward chain, early viewing is strongly recommended.

HALLWAY 4' 1" x 3' 3" (1.24m x 0.99m) Accessed via an external door with fitted carpet and ceiling light.

LIVING ROOM 13' 11" x 12' 7" (4.24m x 3.84m) With fitted carpet, window to the front elevation, wall mounted radiator, stairs rising to the first floor and ceiling light.

KITCHEN/DINER 12' 7" x 9' 3" (3.84m x 2.82m) With a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl sink and drainer, splash back tiling, cooker point, washing machine plumbing, vinyl flooring, window to the rear elevation and ceiling light. The dining area has a fitted carpet, wall mounted radiator, sliding patio doors to the rear garden and ceiling light.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 12' 7" x 9' 3" (3.84m x 2.82m) With fitted carpet, wall mounted radiator, window to the front elevation, over stairs storage cupboard and ceiling light.

BEDROOM TWO 12' 7" x 6' 6" (3.84m x 1.98m) With fitted carpet, wall mounted radiator, window to the rear elevation and ceiling light.

BATHROOM Comprising of a fitted suite with panelled bath with chrome mixer tap and shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling, opaque window to the side and ceiling light.

EXTERNAL The property sits on a spacious plot affording excellent potential for extension (subject to the relevant planning permissions) with a large, enclosed rear garden which is mainly laid to lawn with a range of mature shrubs and trees and fenced

boundary. To the front is a laid to lawn garden and a driveway providing off road parking with double gates leading through the rear garden.









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>

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