



## 6c Morley Street, Stanton Hill NG17 3HA

### Guide Price £100,000

This modern end townhouse offers versatile accommodation, ideal for first-time buyers or those looking to downsize. Situated in a convenient location, the property boasts two bedrooms, with the main bedroom featuring fitted wardrobes for ample storage.

The lounge is complete with laminate flooring and a fireplace housing a gas fire, perfect for cosy evenings. Patio doors lead to a timber-framed conservatory which in turn provides a seamless connection to the enclosed rear garden. Designed for low maintenance, the garden offers a private outdoor retreat with minimal upkeep.

The kitchen is open plan to the entrance hall, creating a practical and sociable layout, while the first-floor bathroom features a white suite. Benefits include gas central heating and UPVC double glazing throughout, ensuring comfort and efficiency year-round.

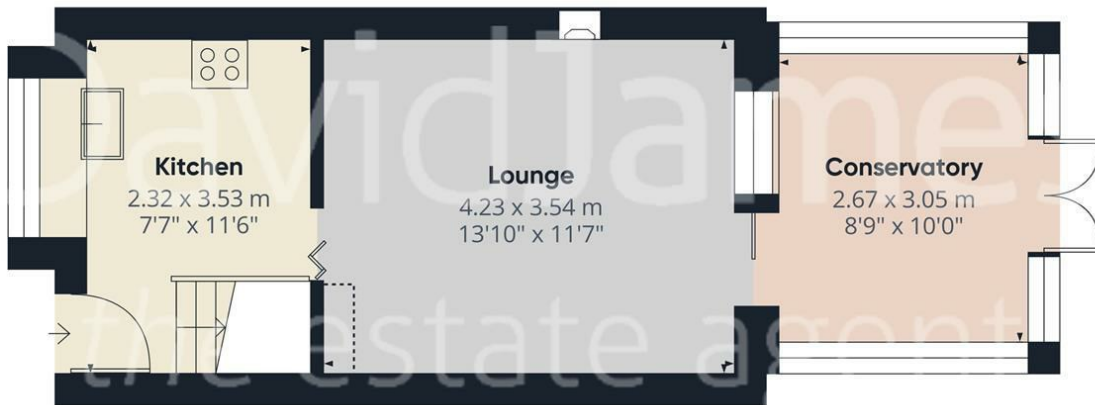
Externally, the property includes a driveway and a garage situated in a block to the rear, offering secure parking and additional storage. With no upward chain, this home is ready for its new owners to move in without delay.

- Modern end townhouse
- Two bedrooms, bedrooms one with fitted wardrobes
- Lounge with laminate flooring and fireplace with gas fire
- Timber framed conservatory with double doors to the rear garden
- Kitchen which is open plan to the entrance hall
- First floor bathroom/Wc with white suite
- Gas central heating, UPVC double glazing
- Enclosed low maintenance rear garden
- Driveway and garage situated in a block to the rear of the property
- Sold with no upward chain

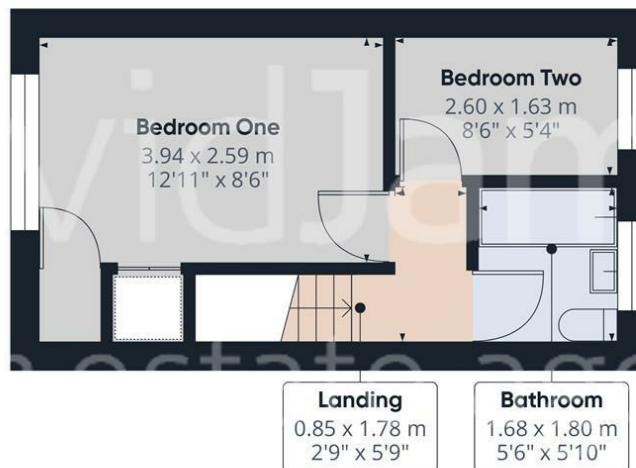
**GROUND FLOOR****Kitchen 11'6 x 7'7 (3.51m x 2.31m)****Lounge 13'10 x 11'7 (4.22m x 3.53m)****Conservatory 10' x 8'9 (3.05m x 2.67m)****FIRST FLOOR****Landing 5'9 x 2'9 (1.75m x 0.84m)****Bedroom One 12'11 x 8'6 (3.94m x 2.59m)****Bedroom Two 8'6 x 5'4 (2.59m x 1.63m)****Bathroom 5'10 x 5'6 (1.78m x 1.68m)****OUTSIDE****Garage 14'2 x 7'10 (4.32m x 2.39m)****DISCLAIMERS**

These particulars are produced in good faith and are set out as a general guide only. Please note that all measurements quoted are approximate and are the maximum measurements for the space. Floor plans are for illustrative purposes only. Services have not been tested.





**Floor 0** Building 1



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**David James**  
the estate agent

Approximate total area<sup>(n)</sup>51.3 m<sup>2</sup>551 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup> $3 \text{ ft}^2$ 

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

