



5 St. Michaels Avenue, Gedling, NG4 3NN

Guide Price £210,000

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5 St. Michaels Avenue Gedling, NG4 3NN

- Three bedrooms
- Lounge & dining room
- Low maintenance gardens
- Extended modern kitchen
- Bathroom & separate toilet
- Very well presented

GUIDE PRICE £210,000- £220,000 GREAT FIRST TIME BUY!! A lovely modernised three bedroom semi-detached house in an elevated position, with modern extended kitchen, feature fireplaces, parquet flooring and low maintenance gardens!

Guide Price £210,000



Overview

Welcome to St. Michaels Avenue, Gedling, a charming traditional semi-detached house that offers a perfect blend of character and modern living.

As you step into this delightful property, you are greeted by an entrance porch and hallway that sets the tone for what's to come. The house boasts two reception rooms, including a lounge and dining room separated by glazed double doors and adorned with feature fireplaces and elegant parquet flooring - perfect for cosy evenings with family and friends. The rear living room has double doors leading out to a private enclosed courtyard patio.

With three well-proportioned bedrooms and a bathroom complete with a separate toilet, this home provides ample space for a growing family. The extended and refurbished kitchen offers a stylish and functional space with access to an additional large side courtyard style patio and low maintenance gardens.

Don't miss the opportunity to make this house your home - book a viewing today and discover the endless possibilities that await you at St. Michaels Avenue.

Entrance Porch

UPVC double-glazed front door, quarry tiled floor and secondary glazed door through to the hallway.



Hallway

Stairs to the first-floor landing with an under-stair cupboard, separate meter cupboard housing the RCD board, radiator and doors to both the lounge and kitchen.

Lounge

With laminate flooring, parquet flooring and ceramic tiled fireplace and hearth with living flame gas fire and timber mantle. Radiator and UPVC double-glazed double doors leading out to the courtyard patio. Glazed double doors lead through to the dining room.

Dining Room

Also with parquet flooring, ceramic tiled fireplace and hearth, UPVC double glazed bay window and radiator.

Kitchen

Being extended and fitted with a range of wall and base units with wood effect worktops, matching upstands and inset stainless steel sink unit and drainer. Gas cooker point with brushed steel extractor canopy, plumbing and space for washing machine and slimline dishwasher, radiator, tile effect flooring, slimline vertical radiator, understair cupboard, UPVC double glazed rear window and UPVC double glazed window and door to the side.

First Floor Landing

UPVC double-glazed side window and loft hatch with ladder into a partly boarded roof space. Separate WC with washbasin and vanity base cupboard, half-tiled wall panelling and UPVC double glazed side window.

Bedroom 1

UPVC double-glazed front window and radiator.

Bedroom 2

UPVC double-glazed front window and radiator.

Bedroom 3

Over-stair wardrobe, radiator and UPVC double glazed front window.

Bathroom

Consisting of a shaped bath and glass screen with tiled surround, chrome mains shower and traditional style pedestal wash basin. Half tongue and groove panelling to the remaining walls, traditional radiator/ towel rail, cupboard housing the Worcester Bosch combination gas boiler, wood style floor covering and UPVC double glazed rear window.

Outside

To the front is a tiered gravelled and paved garden with a selection of plants and shrubs. Side gated access leads to a paved courtyard patio with outside tap, garden shed and stone retaining wall and steps leading up to the main garden. The main garden is plum slate in two areas with mature established borders, a second garden shed and enclosed with a fenced perimeter.

Material Information







TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band B
PROPERTY CONSTRUCTION: solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: bathroom cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: TBC
MAINS ELECTRICITY PROVIDER: TBC
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: Not available.
ACCESS AND SAFETY INFORMATION: Stepped access to the front. Level access to the rear.

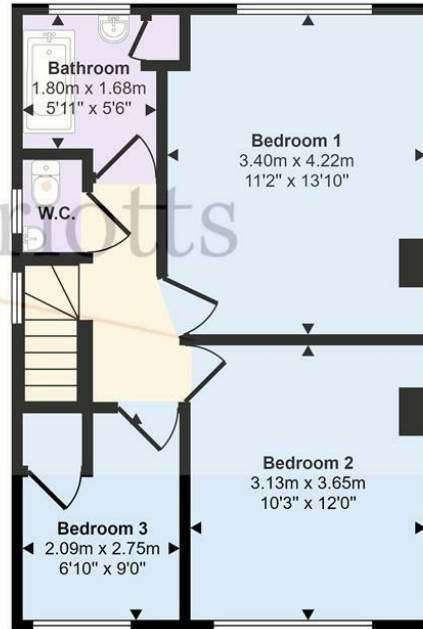




Approx Gross Internal Area
89 sq m / 962 sq ft



Ground Floor
Approx 47 sq m / 501 sq ft

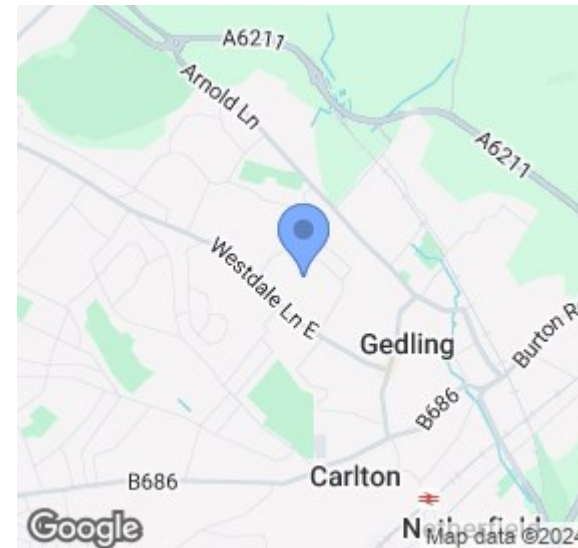


First Floor
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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