









## 49 Failsworth Close, Clifton, Nottingham, NG11 8FN

## Asking Price £230,000

- Well Presented Three Bedroom Semi Detached House Large Lounge/Diner
- Modern Kitchen and Bathroom
- Driveway
- Large Rear Garden

- Good Sized Bedrooms
- · Gas Central Heating
- No Upward Chain

# 49 Failsworth Close, Nottingham NG11 8FN

Well Presented, Modern Three Bedroom Semi Detached House. Large Lounge/Diner. Recently Refitted Kitchen. Good Size Bedrooms. Gas Central Heating. Outdoor Store. Large Rear Garden. Driveway. Great Family House. No Upward Chain.







Council Tax Band: A







#### **Entrance Porch**

**Entrance Hall** 

Lounge/Diner 19'6 x 11'9

Kitchen

13'1 x 7'5

A range of base and wall units with integrated electric oven and space for washing machine. Wood effect work surfaces with inset sink and gas hob. Window to the rear elevation. Wood effect flooring. Radiator.

#### First Floor Landing

Doors to all bedrooms and the bathroom.

Bedroom 11'10 x 10'10

Radiator. Window to the front elevation.

Bedroom 11'9 x 8'6

Radiator. Window to the rear elevation.

Bedroom 7'8 x 7'6

Radiator. Window to the rear elevation.

#### Bathroom

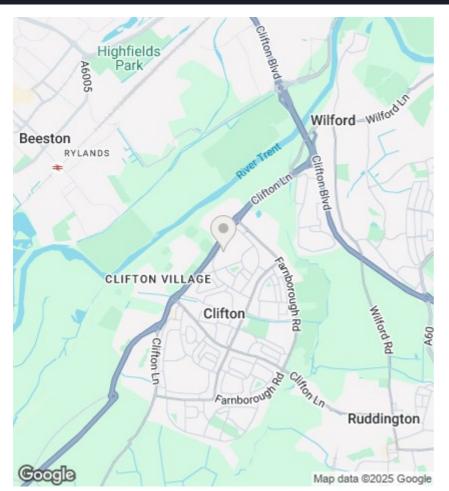
Panelled bath with mixer shower over. Sink unit. Low level toilet.

#### Exterior

Block paved driveway to the front, Spacious garden to the rear.







### **Directions**

## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## **EPC** Rating:

