



DavidJames
the estate agent

Pendle Crescent, Mapperley, Nottingham, NG3 3DU

Offers Over £160,000

About This Property

Offered to the market with no upward chain, this well-presented and modern two-bedroom mid-townhouse property is tucked away from the roadside on Pendle Crescent and would be ideal for a first-time buyer or those looking to downsize. Situated within easy reach of Mapperley's amenities, you'll also find frequent bus services nearby which serve Nottingham City Centre making this ideal for those looking for a simple commute.

Upon entering, the initial entrance hall leads to a well-proportioned lounge, which flows seamlessly into a modern kitchen. The kitchen features a range of appliances including an electric hob, electric oven and a stainless steel extractor. Enhanced by a monochrome mosaic tile splash-back and walnut effect laminate worktops, the kitchen offers a sleek and functional space, complete with a breakfast bar.

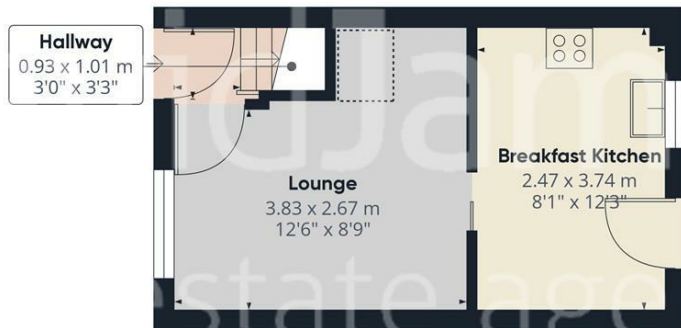
The first floor comprises a landing that leads to a well-appointed bathroom. This space features a three-piece white suite with a Triton electric shower over the bath, complemented by large tiled splash-backs and an extractor. The spacious first bedroom benefits from large windows that fill the room with natural light, an airing cupboard and an additional storage cupboard with a hanging rail. The second bedroom, offering great views of the surrounding area, is ideal as a single room or home office.

The rear exterior of the property can be accessed through the back door from the kitchen. This leads down steps to an initial gravelled patio area, perfect for relaxing and continuing down through further levels into the garden. The house boasts UPVC windows and doors throughout plus designated parking for one car to the side.



- Well-presented townhouse
- No upward chain
- Designated parking to side of property
- Convenient access for schools, amenities and transport links to the City
- Good-sized lounge
- Breakfast kitchen with a range of units and integrated appliances
- Modern bathroom with three-piece suite and electric shower
- UPVC double glazing and electric heating
- Two bedrooms (main bedroom with an in-built wardrobe)
- Low-maintenance rear garden with a feature patio area





Floor 1



Floor 2



Approximate total area*
45.5 m²
489.76 ft²

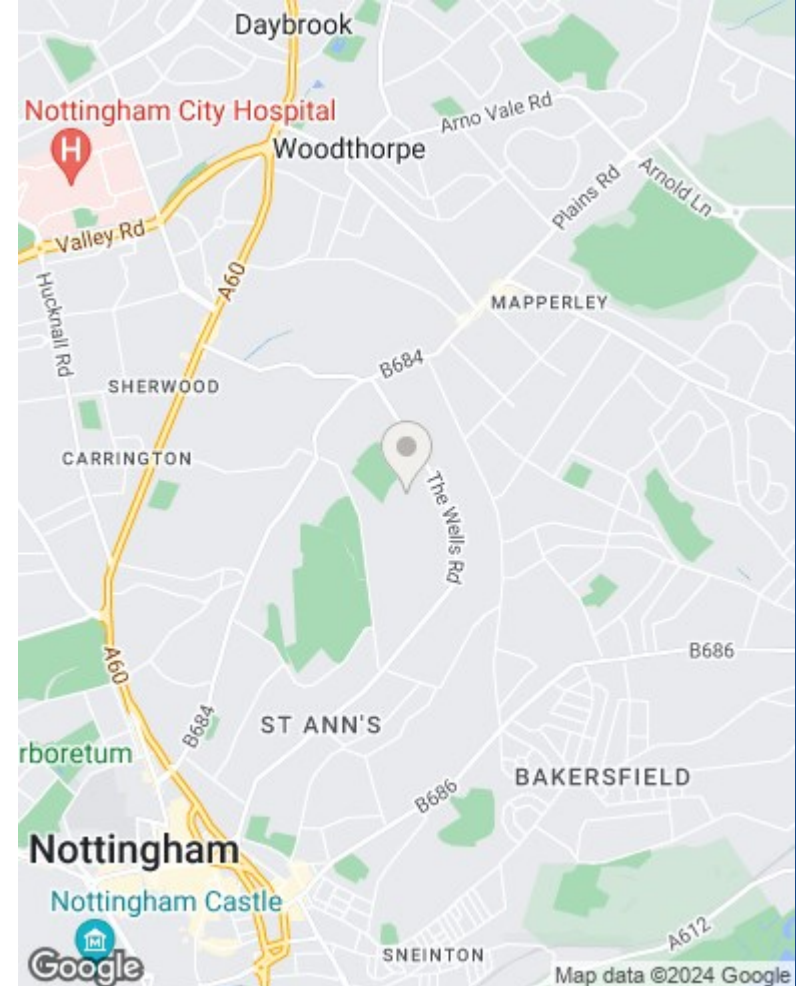
Reduced headroom
2 m²
21.53 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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Council Tax Band: B
Nottingham City Council
Freehold

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