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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Alma Road Selston , NG16 6BJ Offers Over £300,000



FEATURES:

- THREE DOUBLE BEDROOMS
- DETACHED HOME
- GARAGE AND DRIVEWAY
- TUCKED AWAY LOCATION
- COUNTRYSIDE VIEWS TO THE REAR
- BEAUTIFULLY LANDSCAPED GARDENS
- OUTBUILDING
- REQUIRES SOME MODERNISATION
- KITCHEN DINER
- GOOD SIZED LOUNGE

COUNCIL TAX BAND: C EPC RATING: TBC

Entrance Hallway

UPVC window to side, doors to lounge, kitchen diner, under stairs storage cupboard and door to stairs, radiator.

Lounge

7.05 m x 3.69 m (23'2" x 12'1")
Dual aspect UPVC windows, fireplace, tv point, radiator.

Kitchen Diner

4.74 m x 3.84 m (15'7" x 12'7")
UPVC window to rear aspect, UPVC window to side aspect, a modern fitted kitchen comprising of base and wall units with roll top work surface, sink unit, plumbing for washing machine, space for fridge, cooker, radiator.

Stairs

UPVC window to front, radiator.

First floor landing

Doors to bedrooms and bathroom, UPVC window to front, storage cupboard.

Bedroom One

4.70 m x 4.41 m (15'5" x 14'6")
UPVC Window to rear aspect, radiator.

Bedroom Two

3.68 m x 2.64 m (12'1" x 8'8")
UPVC window to front aspect, radiator.

Bedroom Three

3.08 m x 3.84 m (10'1" x 12'7")
UPVC window to rear, radiator.

Bathroom

UPVC window to side aspect, modern fitted shower suite, double shower, WC, hand wash basin set in a vanity unit, over stairs storage cupboard, towel rail, fully tiled walls, spot lighting, extractor fan, vinyl flooring.

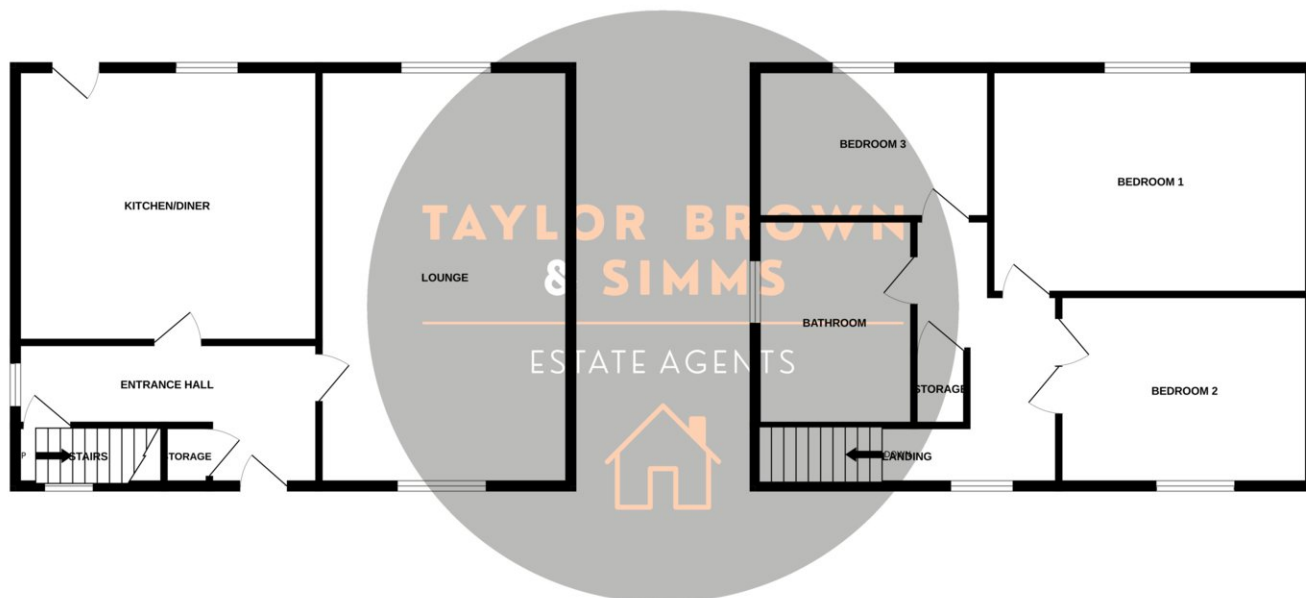
Outside

To the front is a lawned area with mature shrubs and borders, to the side is off street parking leading to a single garage.

To the rear is a beautiful landscaped garden having a lawned area with borders having matures shrubs. There is a patio area, outbuilding, low level wall to the bottom of the garden, with stunning views over countryside / fields.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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