



Crescent Road
Selston Nottingham



Crescent Road Selston Nottingham NG16 6DR

for sale offers in the region of
£400,000



Property Description

Where do we begin with this beautiful semi-detached cottage located in the ever so popular area of Selston. This beautiful property is believed to date back to the 1690's and is situated on a spacious plot with off road parking. This is a great opportunity to acquire a characterful family home, providing many delightful features. In brief the property comprises of a welcoming entrance hall with stairs to the first floor, cellar, lounge dining room which leads to the kitchen leading to a utility with access to downstairs W.C. To the first floor is a double bedroom with en-suite and bedroom number two which is currently presented as an additional living space. Then stairs to the second floor which leads to bedroom three and four along with a family bathroom. The outside of the property compliments this home perfectly; with a spacious and mature garden which has an original well summer house outside storage and ample off road parking. The property also benefits from full double glazing, gas central heating and wireless alarm. Call to arrange your viewing today!

Entrance Hallway

Through a characterful door leading to an open hallway with stairs to the first floor, doors to the lounge dining room and cellar.

Lounge

14' 9" x 14' 3" (4.50m x 4.34m)

Situated to the left side of the property this well-presented lounge has a beautiful feature fireplace with log burner, original ceiling beams, large windows, radiator and carpet flooring.

Dining Room

13' 1" x 14' 3" (3.99m x 4.34m)

Situated to the right side of the property this well-presented lounge has a beautiful feature fireplace, original ceiling beams, large windows, radiator and wooden flooring.

Kitchen

8' 3" x 11' 9" (2.51m x 3.58m)

With matching wall and base units and counter tops over, a centre island, double oven and gas hobs with large window, tiled flooring and door into the utility room.

Utility

5' 9" x 5' 1" (1.75m x 1.55m)

an additional space for more storage with wall and base units with counter tops over and door into the downstairs w/c comprising of low level w/c and wash hand basin.



First Floor Landing

With doors leading to the two bedrooms along with stairs to the second floor.

Bedroom One

14' 3" x 14' 3" (4.34m x 4.34m)

Situated to the left side of the property this well-presented first bedroom has large windows, carpet flooring radiator and an original door leading to the en-suite.

En-Suite

This well-presented 3 piece shower suite comprises of a low level w/c, wash hand basin and shower cubical with vinyl flooring.

Bedroom Two

13' 1" x 14' 3" (3.99m x 4.34m)

This well sized double bedroom is currently presented as an additionally lounge with window, radiator, carpet flooring and a feature fireplace with gas fire.

Second Floor Landing

With a hallway and doors leading to the family bathroom, and the final two double bedrooms.

Bedroom Three

13' 1" x 14' 3" (3.99m x 4.34m)

Situated to the right hand elevation with carpet flooring, large window, built in storage cupboards with side of the chimney breast radiator and carpet flooring.

Bedroom Four

14' 1" x 11' 6" (4.29m x 3.51m)

Situated to the left side of the property and with large window, radiator, and wash hand basin with carpet flooring.

Family Bathroom

The well-presented three piece suite comprises of a bath with shower over, wash hand basin, low level w/c window to the front elevation with vinyl flooring.

Outside

To the outside of the property is a walled boundary with gates leading to the driveway and gardens, the garden is well presented and secured throughout with an original well that has a cover over, mainly layed to lawn, to the drive which sits in front and to the side of the property is layed to stones and also benefits from an outside storage with power and lighting along with a summer house also having power.

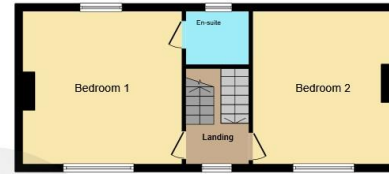




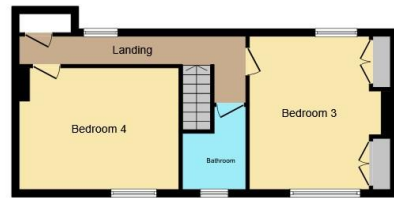
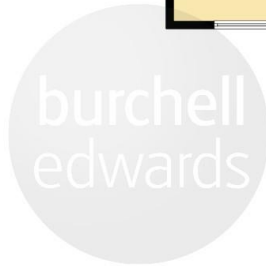




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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Property Ref: EWD206293 - 0001