



Springfield Way Harris Road
Kirkby-In-Ashfield Nottingham



Springfield Way Harris Road Kirkby-In-Ashfield Nottingham NG17 7PL

for sale offers over
£125,000



Property Description

**** INVESTMENT OPPORTUNITY! **** We are pleased to bring to the market this three bedroom property that boasts amazing space throughout, from the lounge to the large gated driveway this property offers more than enough! This property is in the perfect location with Abbey Hill Primary & Bracken Hill Schools within a 10 minute walk along with a number of other local amenities nearby. As if this wasn't enough, the amazing road links to the M1, A60 and A38 may be the cherry on the cake and perfect for commuters.

A viewing is recommended but the property briefly comprises of; entrance hall, downstairs W.C, large lounge and fitted kitchen. The first floor then boasts three well-proportioned bedrooms and a fitted family bathroom.

Externally to the front is laid to lawn area with gated side access to the rear where there is a large gated driveway and garden. Call today to arrange a viewing!

Entrance Hall

With UPVC double glazed door to the side elevation, laminate flooring, radiator and stairs leading to the first floor.

Downstairs W.C

Fitted with W.C, wall hung wash hand basin with mixer tap, vinyl flooring, towel radiator and UPVC double glazed window to the front elevation.

Lounge Diner

25' 4" max x 11' 1" into recess (7.72m max x 3.38m into recess)

UPVC double glazed windows to the front elevation, carpet flooring, two radiators and patio door leading to the rear garden.

Kitchen

9' 4" x 8' 5" (2.84m x 2.57m)

Fitted with wall and base units with work surfaces over that incorporates a stainless steel sink & drainer with mixer tap, panelled splashbacks, tiled flooring, plumbing for

washer and dryer, integrated gas hob and electric oven, radiator and two UPVC double glazed windows to the side and rear elevations.

Landing

UPVC double glazed window to the side elevation, loft access, storage cupboard and carpet flooring.

Bedroom One

.12' plus recess x 9' 3" plus recess (3.66m plus recess x 2.82m plus recess)

UPVC double glazed window to the front elevation, laminate flooring, recess storage and radiator.

Bedroom Two

10' 8" plus recess x 9' 5" plus recess (3.25m plus recess x 2.87m plus recess)

UPVC double glazed window to the rear elevation, carpet flooring, recess storage and radiator.

Bedroom Three

6' 6" x 7' 8" into recess (1.98m x 2.34m into recess)

UPVC double glazed window to the front elevation, laminate flooring and radiator.

Bathroom

Fitted with a panelled bath with mixer tap and electric shower over, W.C, vanity wash hand basin with mixer tap, fully tiled splashbacks, tiled flooring, combi boiler, radiator and UPVC double glazed opaque window to the rear elevation.

Front

With gated access, laid to lawn area and a gated side access leading to the rear garden.

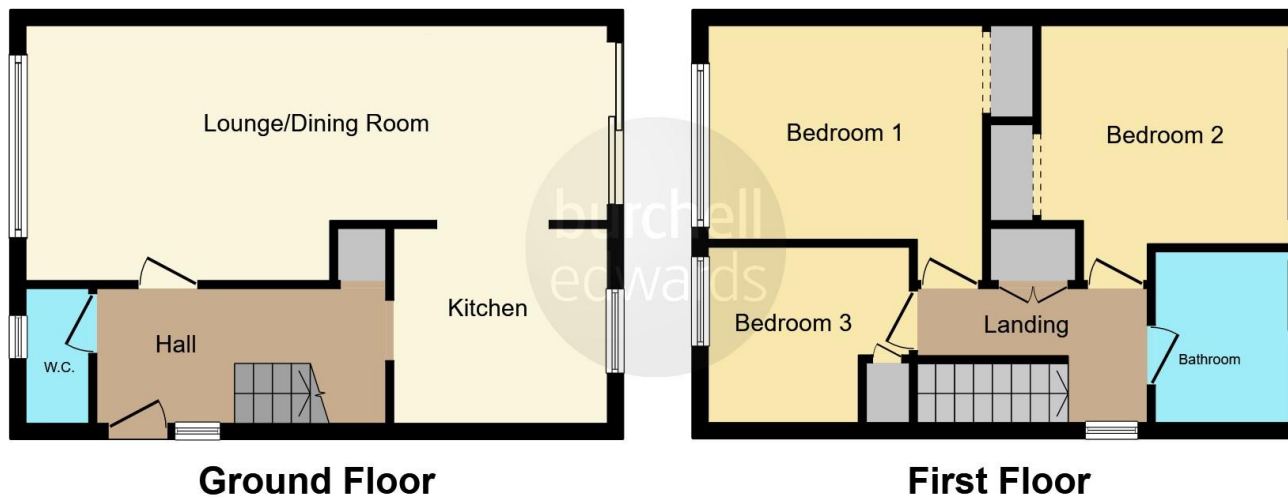
Rear

Offering a spacious outdoor area with a gated driveway, laid to lawn and seated patio area and a fenced boundary.









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: D

Tenure: Freehold

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