



Three Bedroom Detached House located in Attenborough.

Asking Price Of
£275,000

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43 Allendale Avenue Attenborough Nottingham NG9 6AN



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1,205
sq ft

This deceptively spacious three-bedroom chalet-style detached home offers versatile and well-proportioned accommodation, ideal for a range of buyers including families, downsizers, or those seeking flexible living arrangements.

The property benefits from gas central heating and double glazing throughout and is thoughtfully arranged to provide both ground and first floor double bedrooms, enhancing its flexibility.

Internally, the accommodation briefly comprises an inviting entrance hallway, a bathroom, and a bright lounge/dining room positioned to the front of the property. To the rear, there is a breakfast kitchen with access to a useful lean-to, alongside a generously sized ground floor double bedroom.

To the first floor, there are two further well-proportioned double bedrooms.

Externally, the property offers excellent practicality with a driveway providing off-road parking, a carport, and a garage. To the rear, there is a low-maintenance enclosed yard/patio garden, ideal for outdoor seating.

Perfectly positioned, the property is within walking distance of Attenborough Nature Reserve, local parks, and Attenborough railway station, offering convenient transport links. It is also ideally situated midway between Long Eaton and Beeston town centres, with easy access to the A52 road and M1 motorway, making it an excellent choice for commuters.

Offered to the market with immediate vacant possession, this property presents a fantastic opportunity, and early viewing is highly recommended.

CONTACT

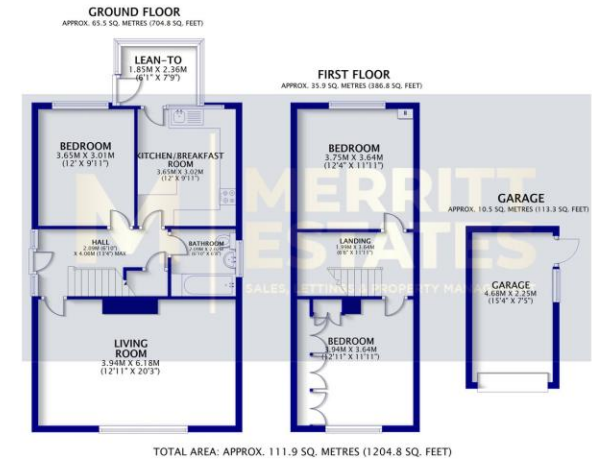
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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.