



Scargill Avenue
Newthorpe Nottingham

burchell
edwards



Property Description

Located on Scargill Avenue in Newthorpe, this three-bedroom semi-detached property offers an excellent opportunity for buyers seeking a project or blank canvas. Offered to the market with no upward chain, the home sits proudly on a desirable corner plot, providing attractive street appeal and scope for future improvement.

The ground floor features two spacious reception rooms, both with feature fires, along with a kitchen overlooking the rear garden. Upstairs offers three bedrooms and a family bathroom, with a boarded and insulated loft providing useful additional space.

Externally, the property benefits from generous outside areas, including a front lawn with mature planting, a patio and lawned rear garden, and convenient rear parking for up to three vehicles. With huge potential for modernisation, this property presents an ideal opportunity for those looking to create a home tailored to their own taste.

Entrance Porch

Entered via a front door, the porch features a practical laminate floor offering a bright and welcoming space before entering the main hallway.

Entrance Hall

Accessed through an internal door, the hallway benefits from laminate flooring and windows looking into the porch, allowing natural light to flow through.

Lounge

A comfortable reception room with a carpeted floor, wall-mounted radiator, and a double-glazed bay window to the front elevation. A focal fire with surround adds character to the space.

Dining Room

Featuring a carpeted floor and wall-mounted radiator, this second reception room includes double-glazed sliding doors opening to the rear garden. A fire with surround provides a warm focal point.

Kitchen

Fitted with matching wall and base units, vinyl flooring, and double-glazed windows to the side and rear. The kitchen includes an inset stainless steel sink and drainer, wall-mounted radiator, and a back door leading to the side elevation.

Landing

A carpeted landing area with a double-glazed window to the side, providing natural light to the upper floor.

Bedroom One

A front-facing double bedroom with carpeted flooring, a double-glazed window, and a wall-mounted radiator.

Bedroom Two

A rear-facing bedroom with carpeted floors, a double-glazed window overlooking the garden, and a wall-mounted radiator.

Bedroom Three

A front-facing single bedroom featuring carpet flooring, a double-glazed window, and a wall-mounted radiator.

Bathroom

Fitted with a ceramic toilet and wash hand basin, along with a bath that has a shower over (shower not in working order).

Loft Space

Boarded and insulated, offering additional storage or potential for further development (subject to necessary consents).

Front Elevation

Set on a corner plot with excellent street appeal, the front features a fenced boundary, established bushes, and a lawned garden.

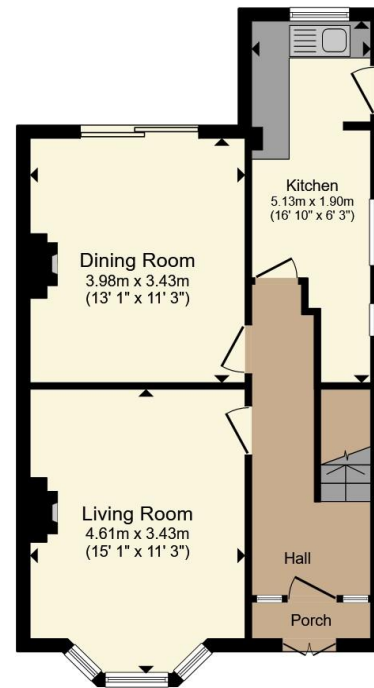
Rear Elevation

The rear garden includes a concrete slab patio, lawn area, steps leading to a pathway, rear parking for up to three vehicles, a shed, and fenced boundaries for privacy.

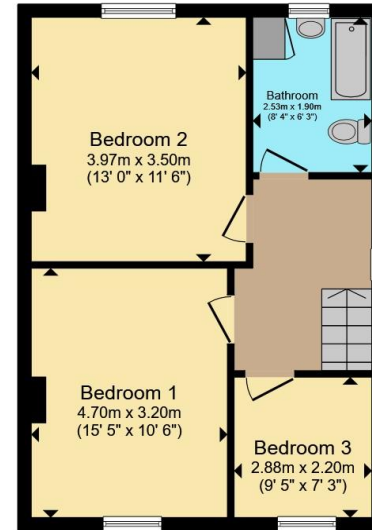








Ground Floor



First Floor

Total floor area 93.0 m² (1,001 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207630



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD207630 - 0003