



Tandem Street
Brinsley Nottingham

Tandem Street Brinsley Nottingham NG16 5DU

for sale
£325,000



Property Description

Modern, beautifully presented and ready to move straight into, this three-bedroom semi-detached home occupies an attractive corner plot position on Tandem Street, Brinsley. Offering well-maintained accommodation throughout, the property is ideal for first-time buyers, professionals and growing families.

The accommodation comprises an entrance hall, ground floor cloakroom/WC and a bright dual-aspect living room with windows to the front and side elevations. The spacious kitchen/diner is fitted with a range of matching wall and base units and benefits from integrated appliances including a fridge-freezer and dishwasher, together with a gas hob and extractor. French doors provide access to the rear garden, creating an excellent space for everyday living and entertaining. A separate utility room offers additional storage and laundry facilities.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a bath and shower over.

Outside, the property enjoys a lawned frontage with hedged boundaries and a pathway leading to the entrance. The enclosed rear garden features decking, a lawn, shed and a pathway leading to a rear gate providing access to the off-road parking area. Combining modern convenience, practical living space and a desirable village location, this is a fantastic home that must be viewed to be fully appreciated.

Entrance Hall

Entered via a composite front door, with vinyl flooring and access to the ground floor accommodation.

Cloakroom / Wc

Fitted with a ceramic low-flush WC and wash hand basin, extractor fan, wall-mounted radiator and vinyl flooring.

Living Room

A bright and welcoming reception room with carpeted flooring, double glazed windows to the front and side elevations, and two wall-mounted radiators.

Kitchen / Diner

Fitted with a range of matching wall and base mounted units incorporating a stainless steel sink and drainer. Integrated appliances include a fridge-freezer and dishwasher, alongside a gas hob with extractor over. Double glazed window to the rear elevation, wall-mounted radiator, vinyl flooring, boiler, ample space for a dining table and French doors opening to the side garden.

Utility Room

Providing additional storage with wall and base mounted units, vinyl flooring, and plumbing and space for a washing machine.

Landing

With carpeted flooring, storage cupboard, radiator and access to the loft space.

Bedroom One

A spacious principal bedroom with carpeted flooring, wall-mounted radiator and double glazed window to the front elevation.

En-Suite

Comprising a ceramic low-flush WC, wash hand basin and walk-in shower. Vinyl flooring, tiled splashbacks and a heated towel radiator.

Bedroom Two

With carpeted flooring, wall-mounted radiator and double glazed window to the front elevation.

Bedroom Three

Featuring carpeted flooring, wall-mounted radiator and double glazed windows to the side elevation.

Bathroom

Fitted with a ceramic low-flush WC, wash hand basin and bath with shower over. Complemented by tiled splashbacks, vinyl flooring, heated towel radiator and an opaque double glazed window to the side elevation.

Loft Space

Loft space is partially boarded with ladder access via hatch and lighting.

Outside

Front: Occupying a pleasant corner plot with hedge-lined boundaries, lawned frontage and a pathway leading to the front entrance.

Rear Garden: Enclosed by brick and fenced boundaries, enjoying a lawn, decking area and garden shed. A concrete pathway leads from the rear doors to a gate providing access to the off-road parking area situated to the rear of the property.

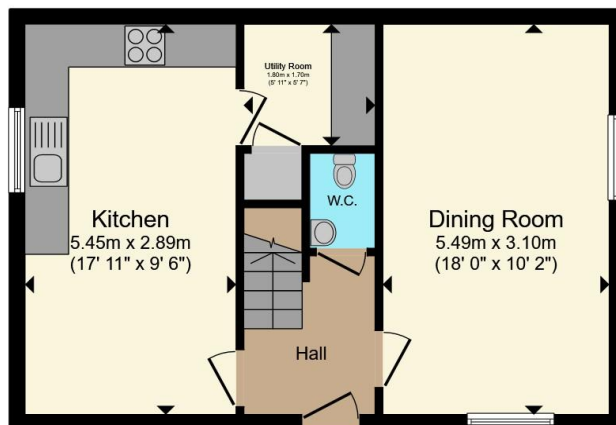
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

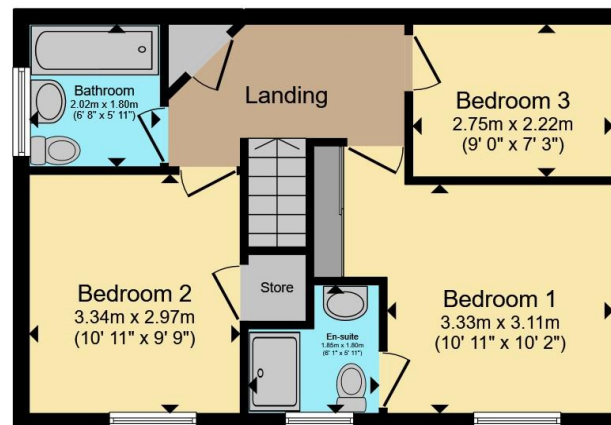








Ground Floor



First Floor

Total floor area 87.0 m² (936 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: B Council Tax
 Band: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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: EWD207945 - 0002