



View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

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Viewing Strictly By Appointment Only

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We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

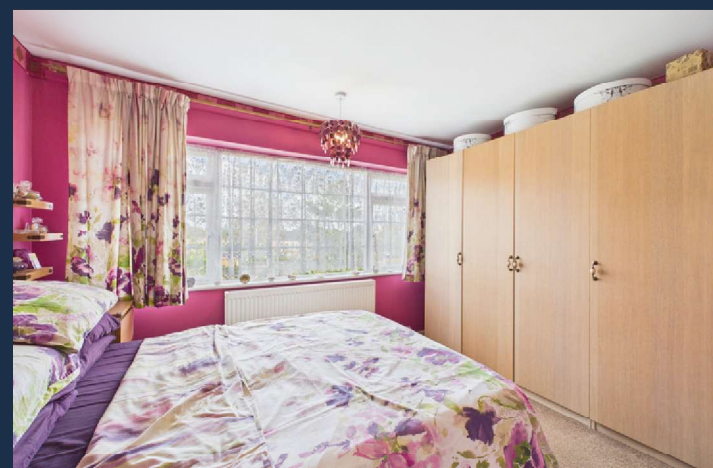
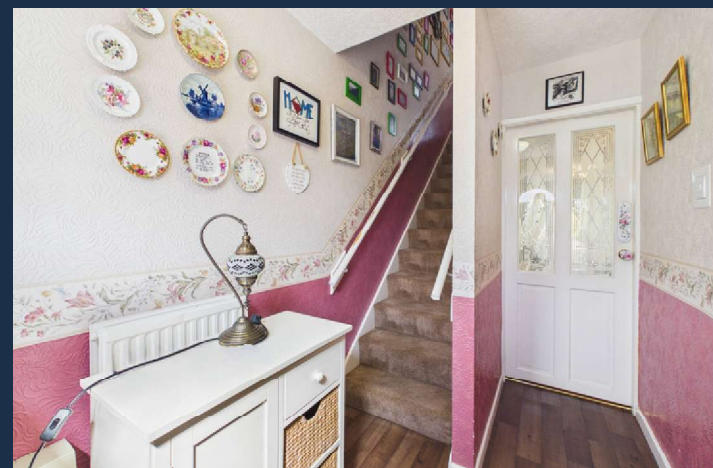
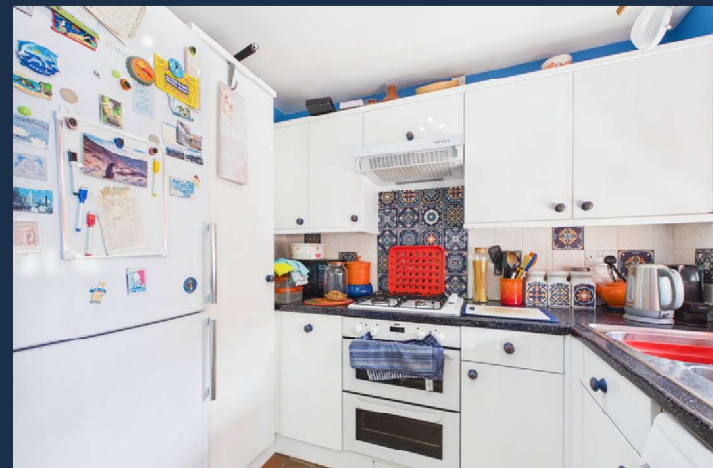
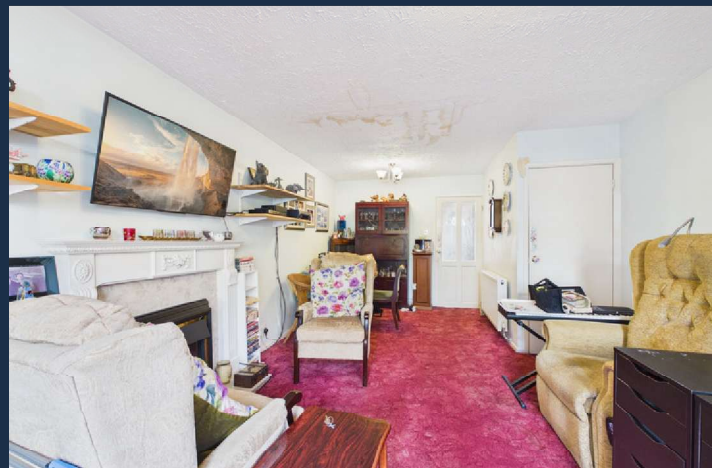
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Ormskirk Rise, Spondon, DE21 7NU | Freehold

Offered for sale with no upward chain, this two-bedroom mid-town house would make an ideal first-time purchase or investment opportunity. The property benefits from UPVC double glazing, gas central heating, and a garage situated in a nearby block, providing useful additional storage and parking.

- Mid-Town House, Ideal For The First Time Buyer
- Two Well-Proportioned Bedrooms
- EPC Rating C, Standard Construction
- Council Tax Band A, Freehold
- Garage In Nearby Block





Freehold

A Moving Experience...



Full Description:

Occupying a popular cul-de-sac location, the accommodation briefly comprises: reception hallway, fitted kitchen with built-in oven, hob and extractor hood, and a spacious lounge/diner with a door providing access to the rear garden.

To the first floor are two double bedrooms and shower room with three piece suite.

Outside, there are gardens to both front and rear elevations. A garage is situated in a separate block within close proximity to the property.

Ormskirk Rise occupies a popular no through road location and is conveniently situated for local amenities within Spondon including shops, schools and transport links together with excellent road links with the A52 therefore providing excellent road links for both Nottingham and Derby.

Room Measurements & Details:

Entrance Hall: (9'2" x 5'5") 2.79 x 1.65

Kitchen: (8'1" x 5'8") 2.46 x 1.73

Lounge Diner: (19'1" x 11'8") 5.82 x 3.56

First Floor Landing: (9'10" x 5'9") 3.00 x 1.75

Bedroom One: (9'9" x 11'9") 2.97 x 3.58

Bedroom Two: (7'10" x 11'8") 2.39 x 3.56

Shower Room: (7'4" x 5'6") 2.24 x 1.68

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
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