



lighthouse
estate agents



16 Birch Tree Crescent, Nottingham, NG17 8BE

Offers In The Region Of £269,995

Lighthouse Estate Agents are pleased to offer this wonderful two bedroom, one bathroom detached bungalow offering spacious living in a desirable area.

The property comprises of a welcoming front porch, entrance hall, reception lounge, conservatory, fitted dining kitchen, two double bedrooms and bathroom. Further features including integral garage, gas central heating and double glazing. To rear of the property is the an enclosed rear garden and patio area, and to the front is a garden, garage and driveway.

Birch Tree Crescent is moments from many local amenities and major road routes. No Upward Chain.

Front Porch



Conservatory 9'11" x 9'4" (3.04 x 2.86)



Entrance Hall 14'3" x 7'8" (4.35 x 2.34)



Bedroom One 13'5" x 11'3" (4.11 x 3.44)



Reception Lounge 15'7" x 12'7" (4.76 x 3.84)



Bedroom Two 11'10" x 10'5" (3.63 x 3.19)



Kitchen Diner 11'3" x 11'9" (3.43 x 3.60)



Bathroom 7'6" x 6'9" (2.31 x 2.07)



Enclosed Rear Garden



Driveway & Garage

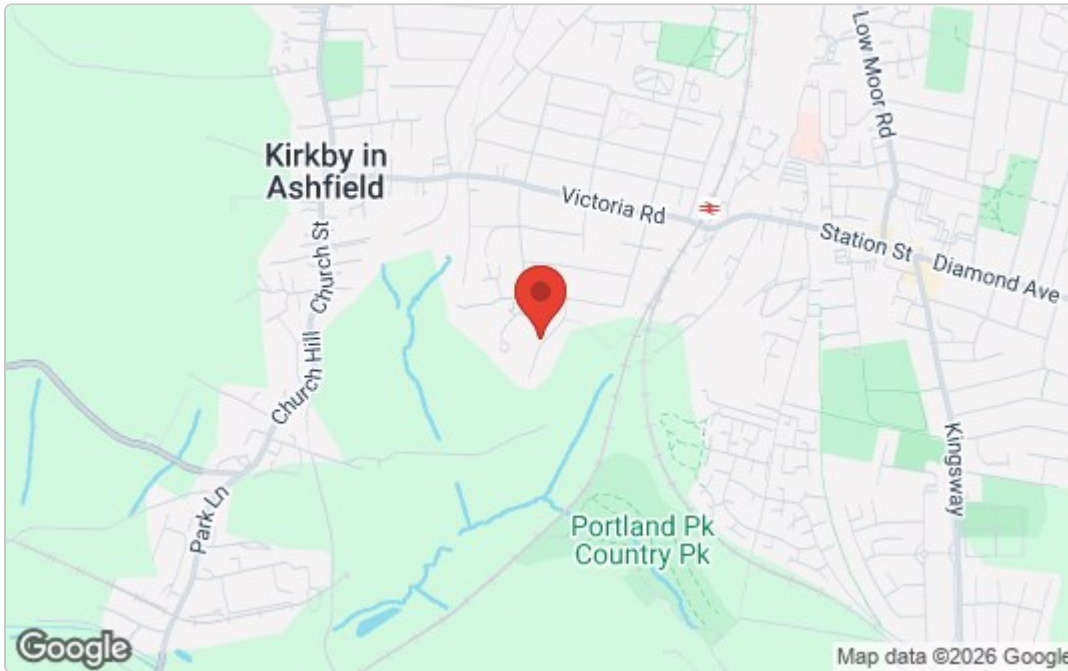
Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

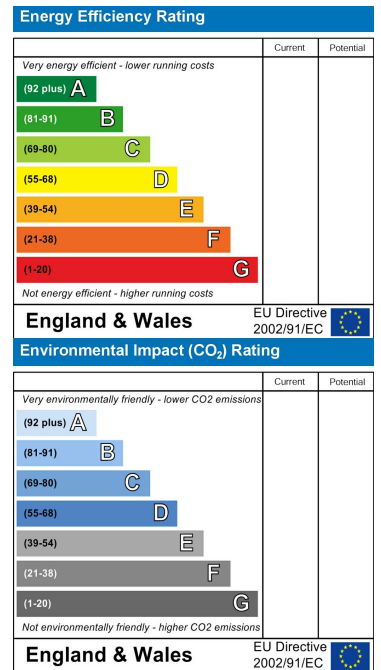
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lighthouse Estate Agents Ltd.

Registered Office: 28 Low Moor Road, Kirkby-in-Ashfield, Nottinghamshire, NG17 7BP

Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk

www.lighthouse-estateagents.co.uk

Company No: 05878430

