



Green Crescent  
Selston NOTTINGHAM

burchell  
edwards

# Green Crescent Selston NOTTINGHAM NG16 6DD

for sale offers over  
**£190,000**



## Property Description

Burchell Edwards are delighted to be to the market this well-proportioned, three-bedroom semi-detached home offering fantastic potential for those looking to put their own stamp on a property. In brief the property comprises of an entrance hall, lounge, dining room, kitchen, utility room and cloakroom to the ground floor. To the first floor are three bedrooms and shower room. Externally there is a driveway to the front whilst to the rear you will find a generous sized garden. Situated in a sought-after location with easy access to local amenities, schools, and transport links, this property has all the foundations of a fantastic family home. Call us today to arrange your viewing!!

## Ground Floor

### Entrance Hall

Accessed via a door to the front and giving access to the lounge and kitchen. There is a double glazed obscure window to the side, radiator, storage cupboard, pantry cupboard and stairs to the first floor.

### Lounge

12' 8" max x 12' 1" ( 3.86m max x 3.68m )  
Having a double glazed window to the front, feature fire place with electric fire, three wall lights, radiator and carpet flooring.

### Dining Room

10' 5" x 9' 10" ( 3.17m x 3.00m )  
Having double glazed patio doors leading out to the garden, storage cupboard, radiator and carpet flooring.

### Kitchen

7' 6" x 7' 8" ( 2.29m x 2.34m )  
Fitted with wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is an electric oven, electric hob, space for an undercounter fridge, space and plumbing for a washing machine, double glazed window to the side, tiled walls and a door leading to the inner hallway.

## Inner Hall

Having doors to the utility and cloakroom as well as having a door to the side of the property. There is also a handy storage cupboard.

## Utility Room

8' 1" x 5' 4" ( 2.46m x 1.63m )

Housing the boiler and having a double glazed window to the side.

## Cloakroom

Fitted with a w/c with double glazed window to the side.

## First Floor

### Landing

### Bedroom One

11' 4" plus recess x 8' 6" to wardrobe ( 3.45m plus recess x 2.59m to wardrobe )

Having a double glazed window to the rear, radiator, fitted wardrobes and carpet flooring.

### Bedroom Two

10' 11" x 9' 10" ( 3.33m x 3.00m )

Having a double glazed window to the rear, radiator and carpet flooring.

### Bedroom Three

7' 3" x 7' 1" plus recess ( 2.21m x 2.16m plus recess )

Having a double glazed window to the front, storage cupboard, radiator and carpet flooring.

## Shower Room

Fitted with a walk-in shower, w/c and wash hand basin. Having tiled walls, radiator, carpet flooring and a double glazed obscure window to the side.

## Outside

### Front

To the front of the property you will find a driveway providing off road parking for the property as well as a lawned area.

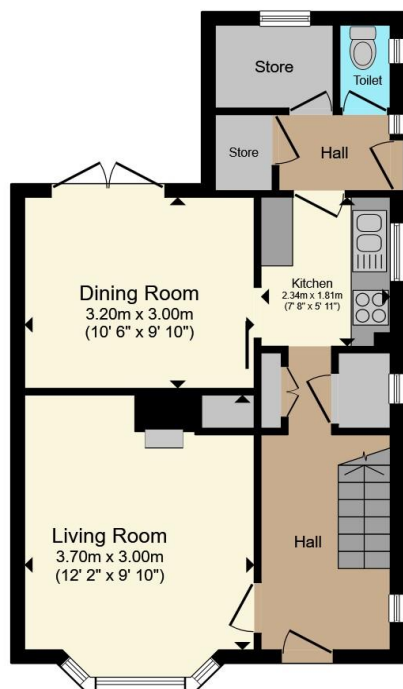
### Rear

To the rear, you will find a good sized rear garden which is mainly laid to lawn. There is a section at the top of the garden which would be perfect for an allotment area.

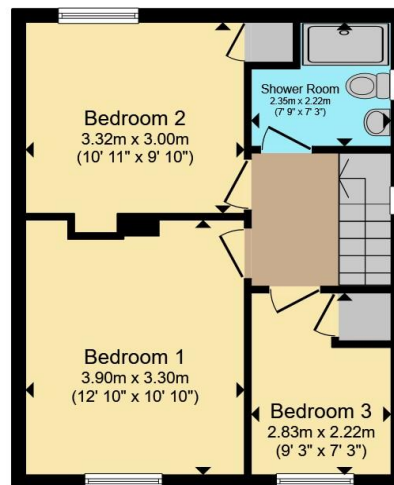




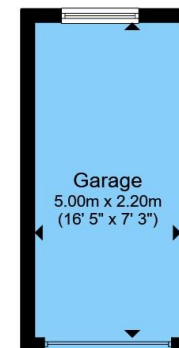




**Ground Floor**



**First Floor**



**Garage**

Total floor area 99.0 m<sup>2</sup> (1,066 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/EWD207433](http://burchelledwards.co.uk/Property/EWD207433)**



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