

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 Strictly By Appointment Only

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You are NOT obliged to use our preferred partner services.

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

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

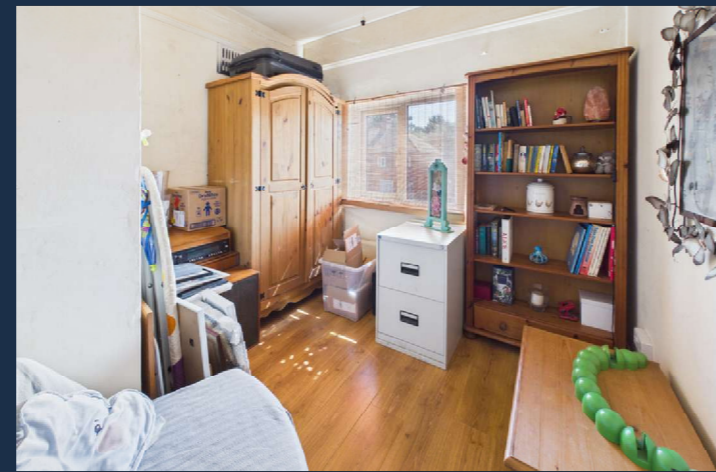
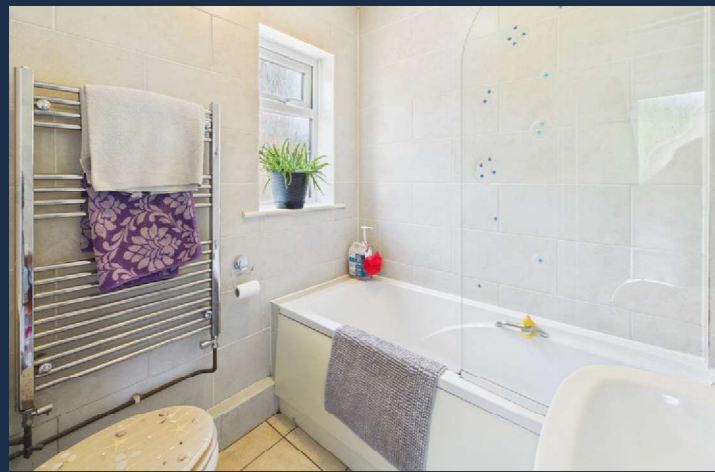
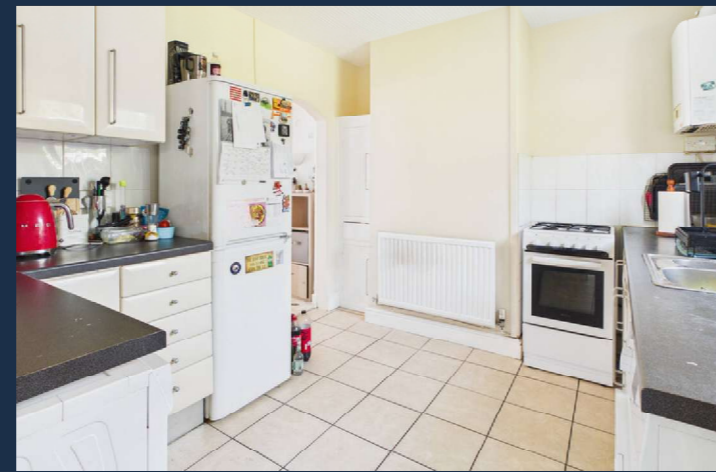
Willowcroft Road, Spondon, DE21 7FP | Freehold

A traditional three bedroomed semi-detached home, ideally suited to first-time buyers and growing families alike. Conveniently located close to a range of local amenities and offering excellent access to major road networks. Further benefits include off-road parking, a garage, and an enclosed rear garden.

- Traditional Three-Bedroomed Semi-Detached Home
- Ideal First Time/Family Home
- Off-Road Parking, Enclosed Rear Garden And Garage
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold



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.



Freehold

A Moving Experience...



Full Description:

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance lobby, living room, kitchen, rear lobby and bathroom with three piece suite.

To the first floor the landing provides access to three bedrooms.

Outside, there are gardens to both front and rear, the front incorporates a driveway providing off-road parking.

Willowcroft Road is well situated for Spondon and its range of shops, schools and transport links together with excellent road links including the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurements & Details:

- Entrance Hall:** (3'9" x 4'5") 1.14 x 1.35
- Living Room:** (13'0" x 16'2") 3.96 x 4.93
- Kitchen:** (9'5" x 10'10") 2.87 x 3.30
- Rear Lobby:** (3'0" x 2'9") 0.91 x 0.84
- Ground Floor Bathroom:** (6'0" x 5'9") 1.83 x 1.75
- First Floor Landing:** (2'8" x 3'6") 0.81 x 1.07
- Bedroom One:** (9'5" x 16'1") 2.87 x 4.90
- Bedroom Two:** (13'2" x 8'4") 4.01 x 2.54
- Bedroom Three:** (10'2" x 8'9") 3.10 x 2.67

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking. Gated access to the side elevation leads to an enclosed rear garden which is laid mainly to lawn with fenced boundaries. There is also the benefit of a GARAGE.

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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