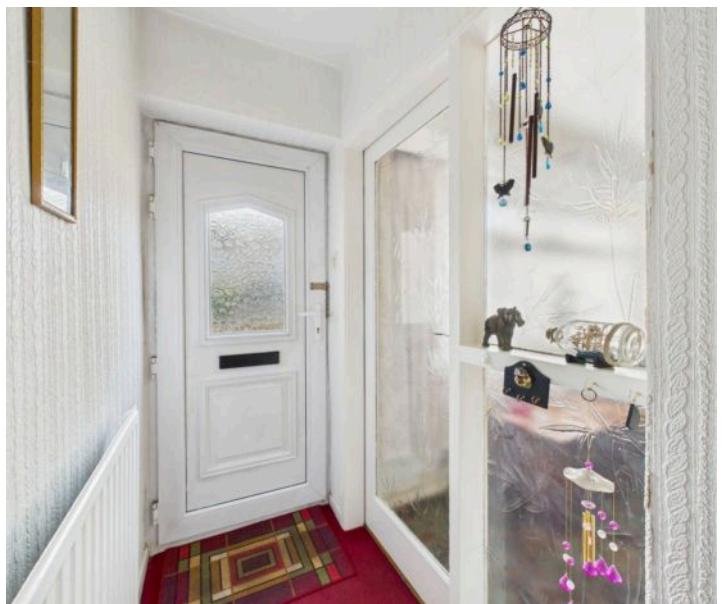




150 Westdale Lane, Carlton – NG4 3PB

Guide Price £170,000-£190,000

DavidJames  
the estate agent



## 150 Westdale Lane

Carlton, Nottingham

GUIDE PRICE £170,000-£190,000 3 bed mid-townhouse with no upward chain located between Mapperley & Carlton's amenities & bus links! Boasting a lounge, dining/kitchen, garden & garage in a block!

Council Tax band: B

Tenure: Freehold

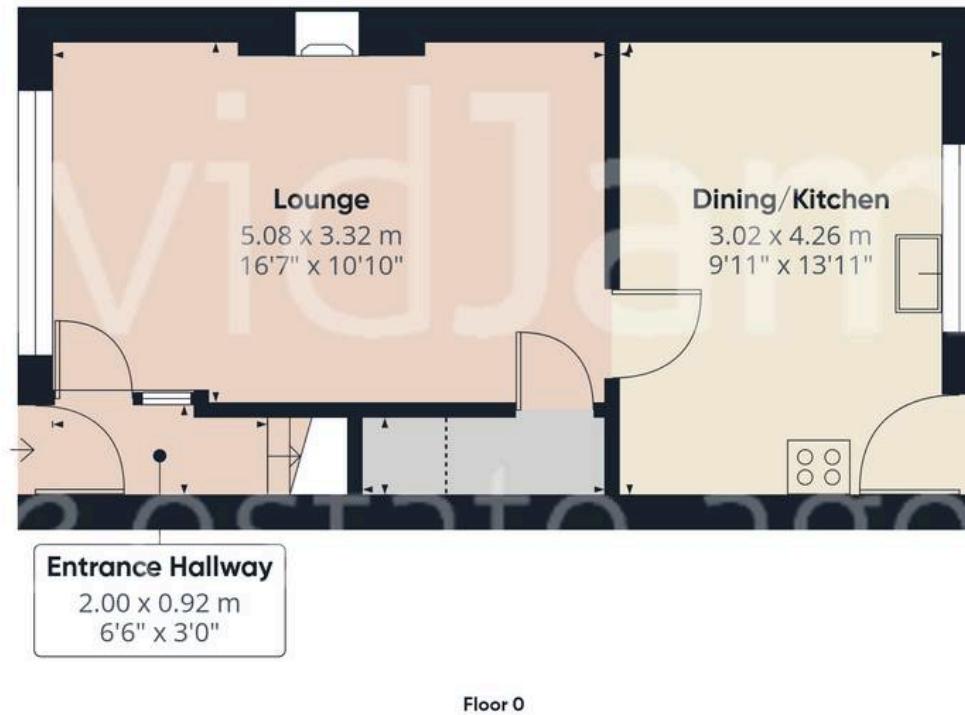
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid-townhouse house with no upward chain
- Great opportunity for first-time buyers or investors
- Offering excellent potential for modernisation and personalisation
- Situated in a popular location close to Mapperley's amenities, shops and regular bus services
- Bright and spacious lounge with feature stone-effect fireplace
- Well-equipped dining/kitchen with base and wall units and space for a table and chairs
- Three bedrooms (two good-sized doubles rooms)
- Shower room with separate shower enclosure with electric shower
- Gas central heating with combination boiler
- Low maintenance rear garden with gated access to the garage in a block



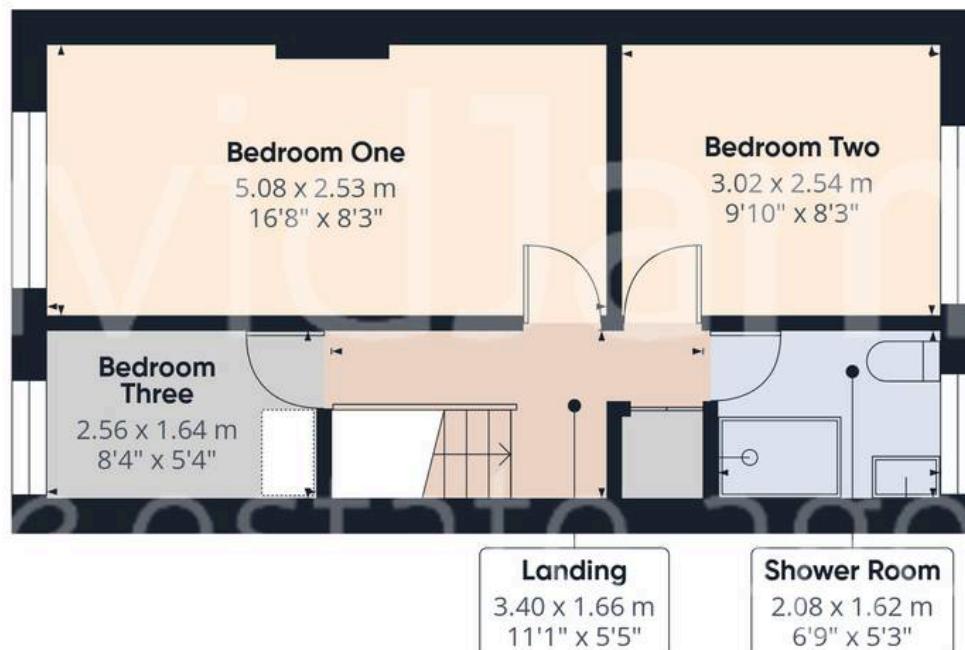




Approximate total area<sup>(1)</sup>

65.4 m<sup>2</sup>  
705 ft<sup>2</sup>

Reduced headroom  
0.6 m<sup>2</sup>  
6 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.