



Livingstone Street
Newstead Village Nottingham

burchell
edwards

Livingstone Street Newstead Village Nottingham NG15 0BJ

for sale offers over
£170,000



Property Description

Situated in a quiet tucked away village location but with M1 just a few minutes away this traditional style terrace home has been upgraded and enhanced throughout by the current owner. In brief, the property comprises of Entrance Hallway, Lounge, Dining Kitchen and Ground Floor WC.

On the First Floor there are Two Double Bedrooms and Spacious Bathroom.

Outside there are generous front and rear garden, the front having a driveway providing off road parking for several vehicles and the enclosed rear garden.

Entrance Hallway

Entered into via UPVC double glazed front door, laminate flooring, stairs leading to first floor and access to:

Lounge

Having feature stone effect fireplace with electric fire, TV point, central heating radiator, upvc double glazed window to the front elevation and upvc double glazed French doors leading out to the rear garden

Kitchen Diner

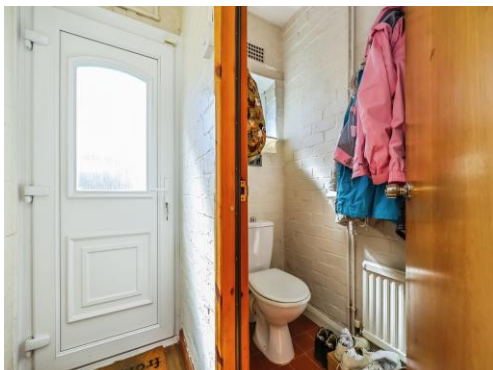
Fitted with a range of wall base and drawer units with complimentary rolltop work surface over, inset stainless steel sink and drainer, tiled splashback, range cooker, space and plumbing for washing machine, part panelled walls, laminate flooring, central heating radiator, understairs storage cupboard, upvc double glazed windows to the front and rear elevation, recessed spotlights and door into

Rear Lobby

Having upvc double glazed rear door leading out to garden and access to:-

Wc

Having low level WC, central heating radiator and upvc double glazed obscured window to the rear elevation



First Floor Landing

Having upvc double glazed window to the rear elevation, loft hatch and access to:-

Bedroom One

Having upvc double glazed window to the front end rear elevations and two central heating radiators

Bedroom Two

Having two upvc double glazed windows to the front elevation and central heating radiator

Bathroom

Fitted with a three piece suite comprising of bath with central mixer tap, pedestal wash hand basin and low level WC, part tiled splashback, heated towel rail, built in airing cupboard, recessed spotlights and upvc double glazed window to the rear elevation

Outside

The property sits on a generous plot, to the front there is a tarmac driveway providing off road parking with decorative gravel bed and shared access way leading to the rear

The enclosed rear garden is mainly laid to lawn with paved patio area, garden shed with glazed potting area and fence boundaries

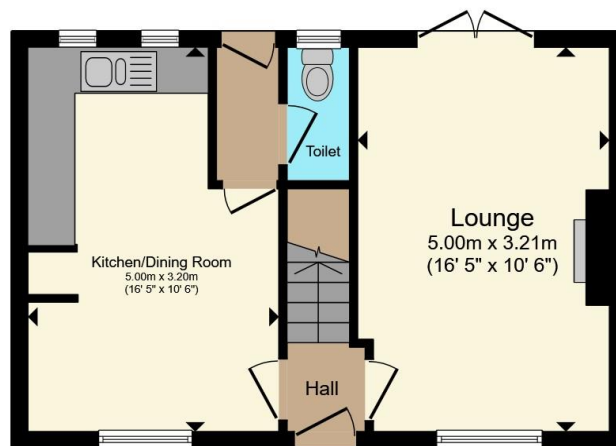
Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

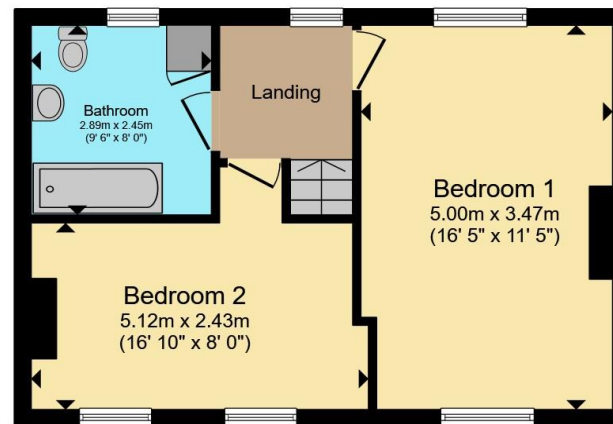








Ground Floor



First Floor

Total floor area 74.1 m² (798 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



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T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105069



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