



6 The Hollows,
Silverdale, NG11 7FJ

6 The Hollows, Silverdale, NG11 7FJ

This detached home offers a superb opportunity for buyers who are looking to renovate, modernise, and create a fabulous family home! With a larger than average size garden to the rear, there is also scope to develop the property, subject to gaining the necessary building/planning consents.

The property provides spacious accommodation arranged over two floors including: an entrance hall, a dual aspect lounge/dining room with patio doors opening to the rear garden, plus a kitchen on the ground floor, with the first floor landing giving access to three generous sized bedrooms, the wet room and the separate wc. Benefiting from gas central heating and double glazing, the property has a privately enclosed garden to the rear, a further garden to the front, plus a driveway and garage with a newly installed garage door. The owner has also recently replaced the fascia boards, soffits and guttering.

Although the property needs some updating, it presents an excellent investment opportunity. Once the necessary improvements are undertaken, it has great potential to yield a strong return on investment, particularly given the current market conditions.

Conveniently situated for access to the Queens Medical Centre, East Midlands Airport and East Midlands Parkway train station, the property is also within easy reach of Nottingham City Centre and a wealth of local facilities.

Priced below market value, this fantastic property is available with no upward chain, viewing is highly recommended.

Guide Price £285,000





ACCOMMODATION

The single glazed entrance door opens to the entrance hall, From here, the stairs rise to the first floor, and there are doors into the lounge/dining room, and the kitchen.

The dual aspect lounge/dining room has a feature internal window overlooking the entrance hall, a wall mounted gas fire, a window to the front, and patio doors to the rear garden. A door from the dining area, opens to the kitchen.

Fitted with a range of wall and base units with tiled splash backs and work surfaces over, the kitchen has a stainless steel sink and drainer unit, and space and plumbing for a washing machine. There is a window overlooking the garden, the gas boiler (housed under a counter), and a door leading out to the side.

On reaching the first floor, the landing has a loft access hatch, double glazed window to side, an airing cupboard housing the hot water cylinder, and doors into three bedrooms (one with a built in cupboard), the wet room, and the separate wc.

OUTSIDE

At the front of the property, the spacious driveway provides ample off road parking and in turn gives access to the GARAGE (with a newly installed automatic garage door, electricity supply, window, and a single side door providing additional access to the garage as well as to a pathway at the side.)

There is a lawned garden adjacent, with a low level wall to the boundary, gated access to the side and rear, and and a pathway to the entrance door.

There is a larger than average sized garden to the rear of the property, offering huge scope for development of the property (subject to necessary building/planning consents). This privately enclosed and well established garden includes; a lawned area, a patio seating area, mature shrubs and hedges, and established trees. There is an external tap, a storage shed, and an outside store room.

Location

Situated in a sought after location, the property is ideally positioned close to a wide range of local amenities, including shops, a pharmacy, regular bus services, and a nearby tram stop. It also offers excellent transport links, with easy access to the Queen's Medical Centre, Nottingham Trent University, East Midlands Airport, the M1 motorway, Midland Train Station, and East Midlands Parkway Rail Station. Additionally, the property is within easy reach of Nottingham City Centre, local parks and recreational areas and a selection of top-rated schools, making it a convenient and highly desirable place — with exceptional potential for future growth.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

Referral Arrangement Note

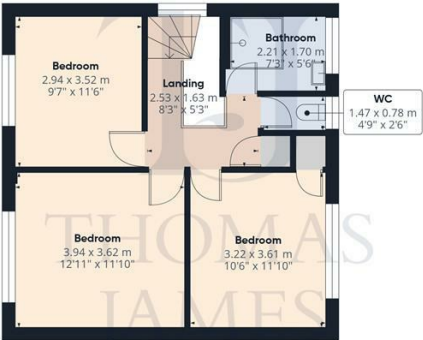
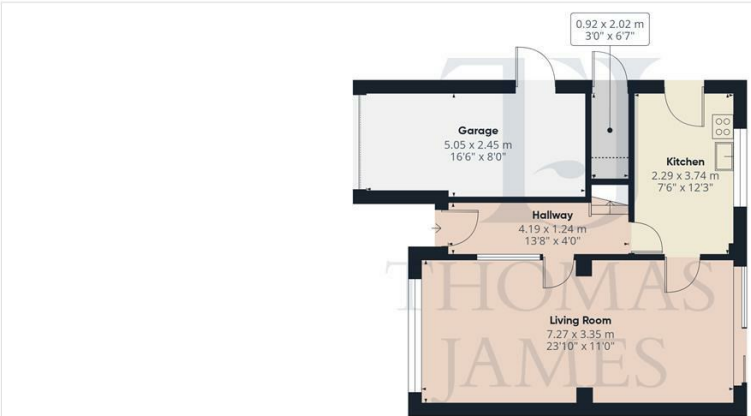
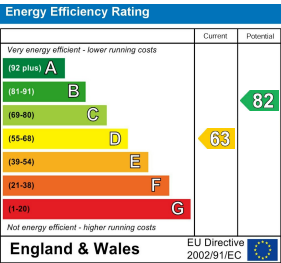
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Approximate total area⁽¹⁾
100.7 m²
1083 ft²

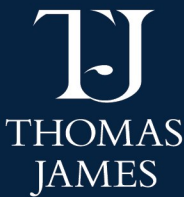
Reduced headroom
0.4 m²
4 ft²

(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.

GIRAFFE360



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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.

