

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 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.

Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

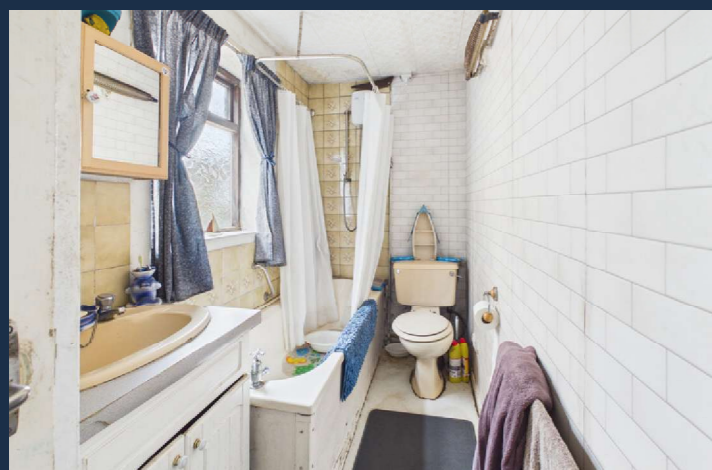
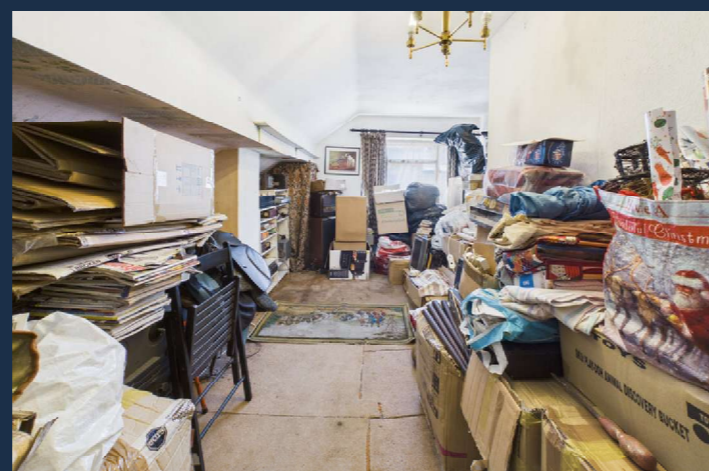
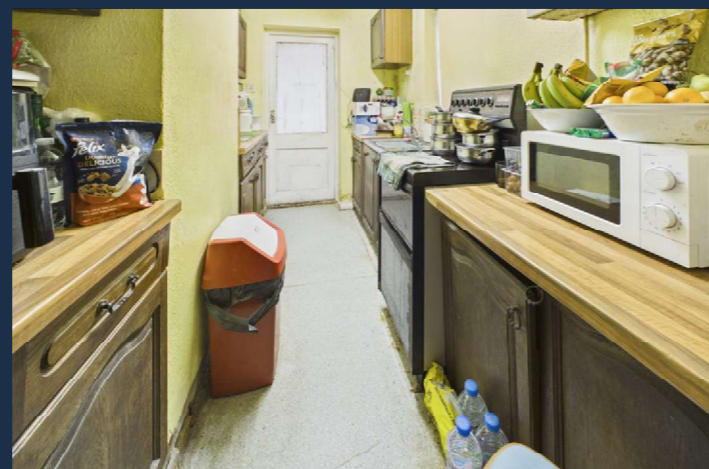
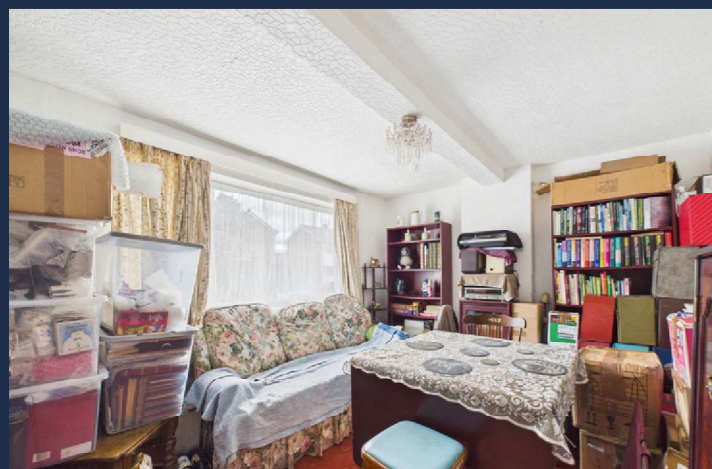
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should 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.

Hall Dyke, Spondon, DE21 7LF | Freehold

A two/three-bedroom detached property offering excellent potential for renovation and modernisation throughout. This home presents a fantastic opportunity for first-time buyers, families, or investors to create a property tailored to their own tastes and requirements. The accommodation benefits from off-road parking, a garage, and an enclosed rear garden.

- Two/Three Bedroomed Detached Home
- Requires A Scheme Of Modernisation/Improvement
- Sought-After Location Close To Spondon Village
- EPC Rating F, Standard Construction
- Council Tax Band C, Freehold





Freehold

A Moving Experience...

Full Description:

A two/three-bedroom detached property offering excellent potential for renovation and modernisation throughout. This home presents a fantastic opportunity for first-time buyers, families, or investors to create a property tailored to their own tastes and requirements. The accommodation benefits from off-road parking, a garage, and an enclosed rear garden. Conveniently located within easy reach of Spondon village and its wide range of local amenities, schools, and transport links, this property combines great potential with a highly desirable location.

The accommodation briefly comprises:- side reception hallway, kitchen, rear lean to, living room and dining/sitting room which may be used as a third bedroom and bathroom with a three piece suite.

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

Outside, there are gardens to both front and rear elevations together with a driveway and garage within the rear garden.

Hall Dyke is well situated within Spondon village and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurements & Details:

Entrance Hall: (7'9" x 3'1") 2.36 x 0.94

Living Room: (10'9" x 16'3") 3.28 x 4.95

Dining Room: (12'7" x 10'2") 3.84 x 3.10

Kitchen: (6'3" x 12'9") 1.90 x 3.89

Bathroom: (4'6" x 10'1") 1.37 x 3.07

First Floor Landing: (2'9" x 2'7") 0.84 x 0.79

Bedroom One: (17'6" x 7'6") 5.33 x 2.29

Bedroom Two: (16'10" x 7'7") 5.13 x 2.31

Outside:

There are gardens to both front and rear elevations, there is also a driveway to the side elevation which leads to the garden and access to 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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