

Ladbroke Crescent, Nottingham. NG6 0GR

£240,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

New to the market is this nicely presented and modern three bedroom semi detached family home. Located in close proximity to local shops, amenities, schools and parks with excellent transport links into Bulwell Town Centre and Nottingham City Centre via both bus and tram.

The accommodation briefly comprises of front entrance into lounge/dining room and fitted kitchen. Staircase leading to the first floor accommodation comprising of three bedrooms and a bathroom. Outside there is a block paved driveway for off street parking with gardens, opportunity to create further parking, continued drive leads to the rear garden. An Ideal Family Home for a First Time Buyer or Growing Families. Viewings Highly Recommended!

FEATURES

- Three Bedroom Semi Detached
- Council Tax Band B
- Driveway for off Street Parking and Rear Garden
- Ideal for First Time Buyers and Growing Families
- Viewings Highly Recommended
- Modern Gas Central Heating
- Double Glazed Windows and Doors
- Great Transport Links



ROOM DESCRIPTIONS

Entrance Hall

Double glazed upvc entrance into hallway with central heating radiator, stairs leading to the first floor and door leading into;

Lounge

4.01m x 3.89m (13' 2" x 12' 9") with double glazed window to the front elevation, central heating radiator and feature fire place with inset gas fire (untested).

Dining Room

3.24m x 2.68m (10' 8" x 8' 10") with double glazed window to the rear elevation and central heating radiator.

Kitchen

2.98m x 2.26m (9' 9" x 7' 5") fitted with range of base and wall units in white, stainless steel oven and gas hob with chimney air extractor over, stainless steel one and half bowl sink and drainer, plumbing for washing machine, modern combination gas central heating / hot water boiler. Upvc double glazed window to the side elevation and door to the rear elevation.

Landing

2.34m x 1.93m (7' 8" x 6' 4") with double glazed window to the side elevation, loft access and doors leading to;

Bedroom

3.88m x 2.47m (12' 9" x 8' 1") dimensions to the front of the wardrobes; upvc double glazed window to the front elevation, central heating radiator and sliding door wardrobe storage.

Bedroom

3.25m x 2.97m (10' 8" x 9' 9") upvc double glazed window to the rear elevation, central heating radiator and cupboard storage.

Bedroom

2.93m x 1.93m (9' 7" x 6' 4") upvc double glazed window to the front elevation, central heating radiator and cupboard storage.

Bathroom

1.93m x 1.69m (6' 4" x 5' 7") Fitted three piece suite with mains feed shower over the bath, low flush wc, pedestal wash basin, upvc double glazed window to the rear elevation and ceiling air extractor.

Outside

Front lawn garden with borders, block paved drive way leading to garage with rear garden mainly of lawn with borders and paved patio area.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
7. The owner of this property has a personal interest in Derbyshire Properties Estate Agents Limited.



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