

Valentine Avenue, Selston, NG16 6FZ

OFFERS OVER £150,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 21972020

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Separate WC & Bathroom
- Off Road Parking
- Open Views To The Rear
- Semi Rural Location
- Ideal First Home Or Investment

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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*** GORGEOUS GARDEN & OPEN ASPECT TO THE REAR! *** This semi detached home is well presented throughout and would make a great starter home for a young family. The garden and open views to the rear are key selling features, along with the ample off road parking available to the front. The accommodation comprises in brief; entrance hall, lounge, dining room and extended kitchen with French doors overlooking the rear garden. On the first floor, the landing leads to the 3 bedrooms - 2 of which are double - and the family bathroom fitted with a white suite and benefitting from a separate WC. Outside, the gardens have been well maintained with fencing to the perimeter. There is also an insulated cabin which could be used for a 'Home Office' or workshop, whilst to the front of the property a driveway provides off road parking. For more information or to book your viewing appointment, call our office (8am-8pm, 7 days) 01159385577.

Ground Floor

External Storm Canopy

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator and doors to the kitchen and dining room.

Lounge

3.67m x 3.55m (12' 0" x 11' 8") UPVC double glazed window to the rear and radiator.

Dining Room

3.49m x 3.35m (11' 5" x 11' 0") UPVC double glazed window to the front, radiator and walk through to the lounge.

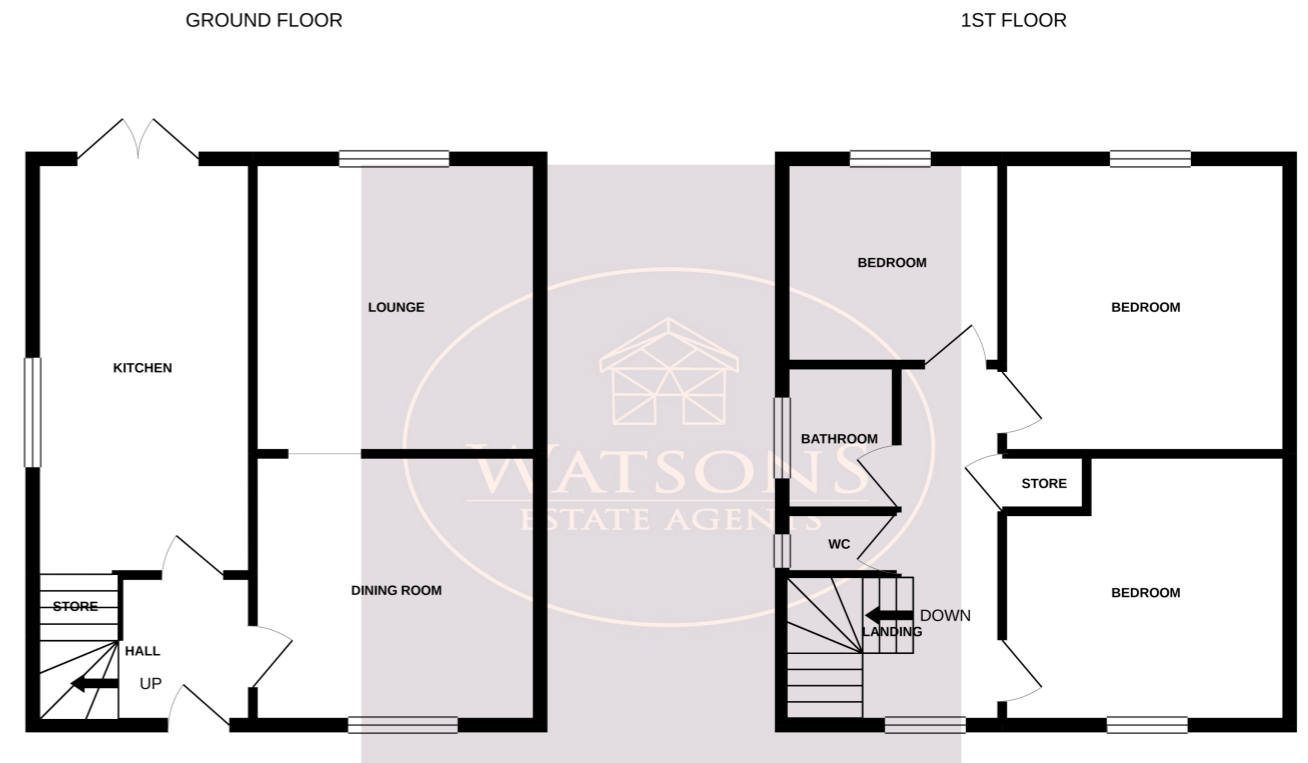
Kitchen

5.17m x 2.74m (17' 0" x 9' 0") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Space for Range cooker, integrated dishwasher. Under stairs storage cupboard, vertical radiator, ceiling spotlights. UPVC double glazed window to the side and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, access to the attic, built in storage cupboard and doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1

3.69m x 3.51m (12' 1" x 11' 6") UPVC double glazed window to the rear with open views and radiator.

Bedroom 2

3.51m x 3.35m (11' 6" x 11' 0") UPVC double glazed window to the front.

Bedroom 3

2.77m x 2.56m (9' 1" x 8' 5") UPVC double glazed window to the rear and radiator.

Bathroom

Bath with dual rainfall effect shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

WC

Concealed cistern WC and obscured uPVC double glazed window to the side.

Outside

To the front of the property a paved and gravel driveway provides ample off road parking, with an external tap to the side and gated access to the rear garden. The rear garden comprises of a paved patio, a well tended lawn with flower bed borders with a range of plants and shrubs. Other features include a timber built garden room measuring 5.36m x 2.59m insulated and with power. The garden enjoys a good level of privacy and is enclosed by timber fencing with gated access to the side.