

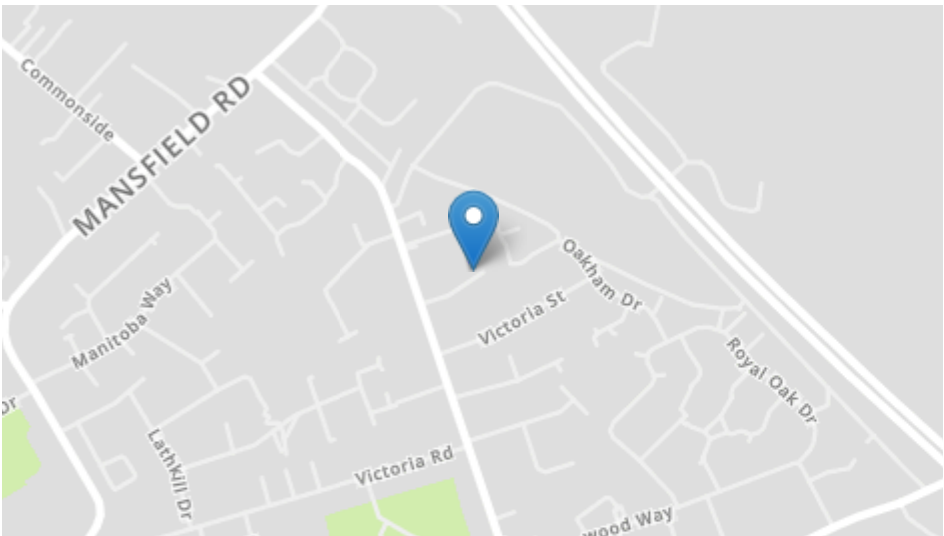
Union Street, Selston, NG16 6AY

£170,000



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£170,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

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7 Days a week
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- Semi Detached Home
- 2 Double Bedrooms
- 2 Reception Rooms
- Fitted Kitchen & Pantry
- Family Bathroom
- Off Road Parking & Detached Garage
- Large Enclosed Rear Garden
- Cul De Sac Location
- Great Road & Transport Links
- No Upward Chain

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.



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*** COME HOME TO UNION STREET! *** NO CHAIN *** This charming 2 bedroom semi detached home boasts off road parking, detached garage, cul de sac position and bundles of future potential! An excellent home for buyers wanting to put their own stamp on their future home! Call our sales team today to book your viewing!

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; The gas boiler is located in the kitchen.

Ground Floor

Lounge

3.45m x 3.40m (11' 4" x 11' 2") UPVC entrance door, radiator, uPVC double glazed window to the front, feature fireplace with inset gas fire and door to hall.

Hall

UPVC double glazed window to the side, door to dining room, stairs to first floor and stairs to pantry.

Dining Room

3.76m x 3.67m (12' 4" x 12' 0") UPVC double glazed window to the side and rear, radiator, feature fireplace and door to kitchen.

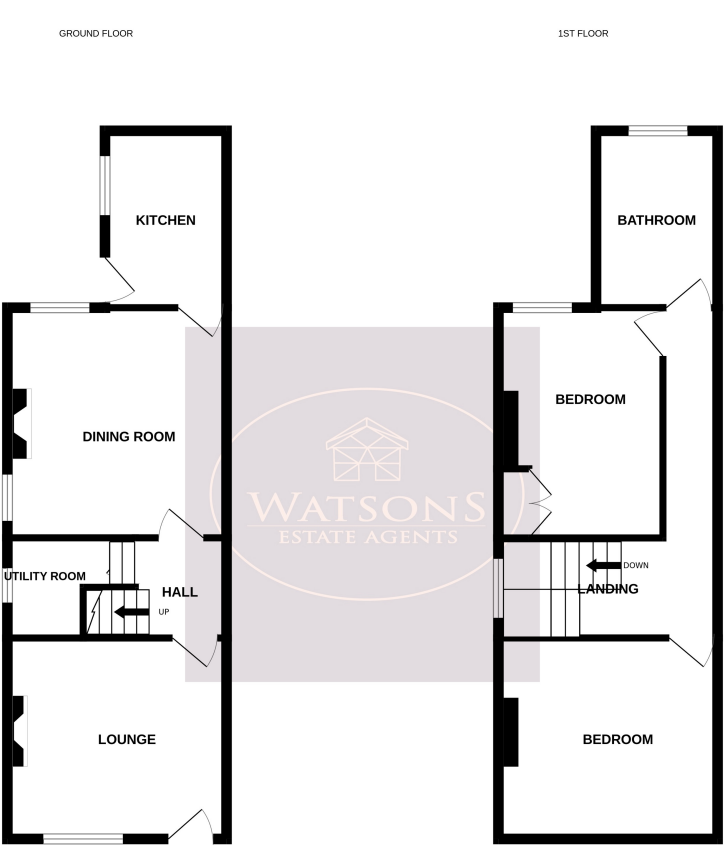
Kitchen

2.76m x 1.99m (9' 1" x 6' 6") A range of matching wall and base units with worksurfaces incorporating a stainless steel sink & drainer unit. Space for cooker, wall mounted boiler, tiled walls and flooring, uPVC double glazed window to the side, and uPVC door to rear garden.

First Floor

First Floor Landing

UPVC double glazed window to the side, access to partially boarded attic and doors to both 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. Made with Metropax 620125

Bedroom 1

3.67m x 3.34m (12' 0" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.77m x 2.72m (12' 4" x 8' 11") UPVC double glazed window to the rear, radiator and airing cupboard housing hot water tank.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with electric fed shower over. Obscured uPVC double glazed window to the rear, vinyl flooring, partially tiled walls and radiator.

Outside

To the front is a gated driveway leading to a detached garage and timber gate to the rear garden. There is a timber gate to the side, giving access to the front entrance. The rear garden features a large patio seating area, leading to a turfed lawn. There are multiple timber sheds, including a timber aviary, a brick built pond, flower bed borders with a range of plants and shrubbery, all palisaded by timber fencing.