

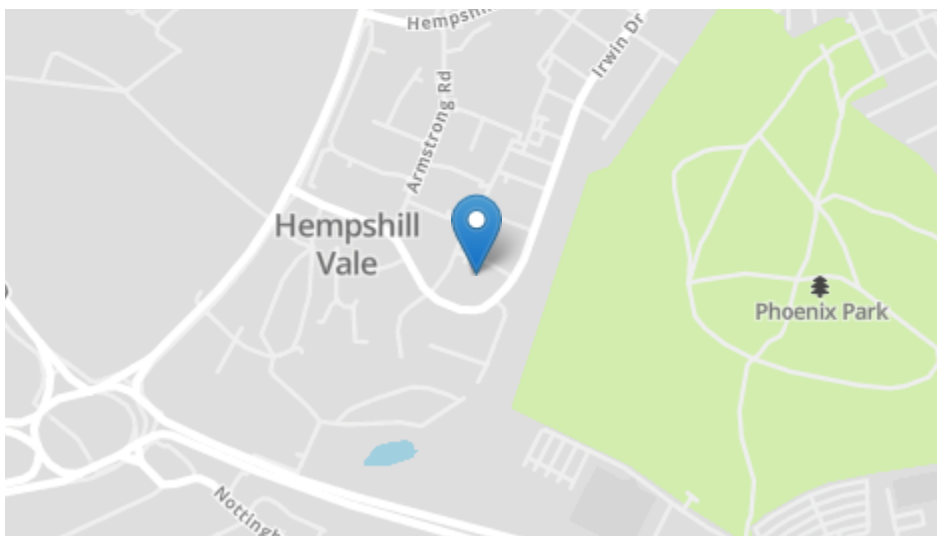
Young Close, NG6 7AL

Offers Over £180,000



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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 - 29298574



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- South Facing Rear Garden
- In Need of Modernisation
- Cul De Sac Location
- Ease of Access to M1 & A610
- 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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

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*** FOREVER 'YOUNG' *** An excellent opportunity to put your own stamp on this extended three bedroom semi-detached home on the popular 'Hempshill Vale' estate. Features include two reception rooms, off road parking and a south facing rear garden. Briefly comprising; entrance porch, lounge, dining room, kitchen. To the first floor, three bedrooms and shower room. Outside, driveway to the front providing off road parking, and a private south-facing garden to the rear. Hempshill Vale offers superb transport and commuter links with the nearby A610 and M1. There are schools close by, along with the surrounding towns of Kimberley and Bulwell for a range of amenities. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front and door to the lounge.

Lounge

4.45m x 4.41m (14' 7" x 14' 6") UPVC double glazed windows to the front and side. Stairs to the first floor and door to the dining room.

Dining Room

2.91m x 2.41m (9' 7" x 7' 11") UPVC double glazed window to the rear, radiator, wood effect flooring. Door to the kitchen.

Kitchen

5.73m x 2.02m (18' 10" x 6' 8") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, wood effect flooring, uPVC double glazed window to the rear, single glazed wooden window to the dining room and door to the rear garden.

First Floor

Landing

Access to the attic and doors to all bedrooms and shower room.

Bedroom 1

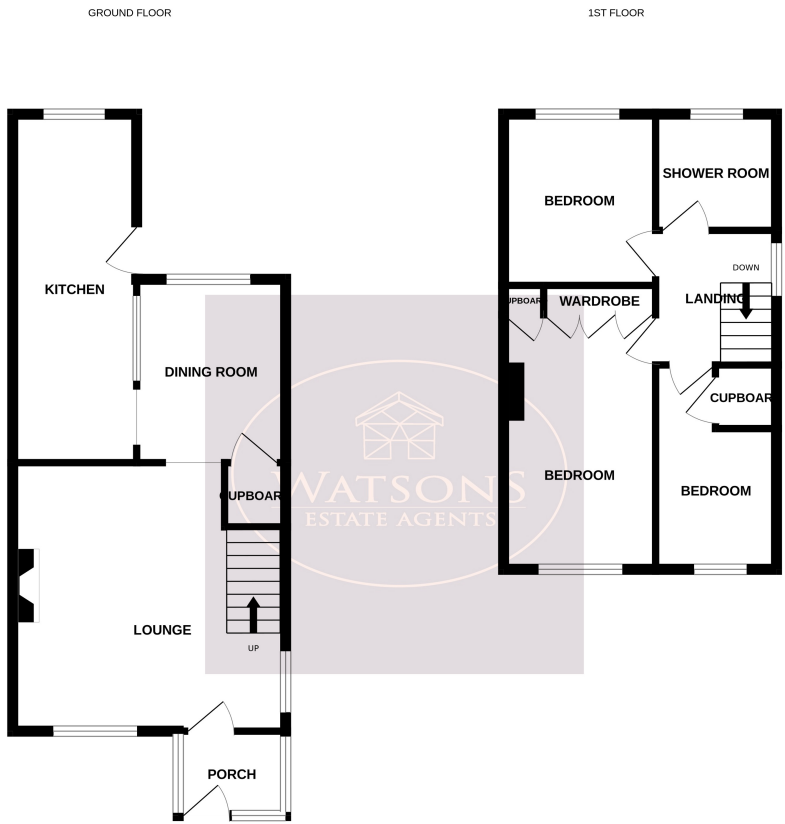
4.12m x 2.63m (13' 6" x 8' 8") UPVC double glazed window to the front, built in wardrobe/storage cupboard and radiator.

Bedroom 2

2.82m x 2.55m (9' 3" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.35m x 1.83m (7' 9" x 6' 0") UPVC double glazed window to the front, built in wardrobe and radiator.



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 Metropix C2025

Shower room

2.35m x 1.83m (7' 9" x 6' 0") 3 piece suite in white comprising concealed cistern WC, vanity sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property a tarmacadam and concrete driveway provides ample off road parking. The South facing rear garden comprises a paved patio seating area, turfed lawn, timber built shed, timber built summer house measuring 2.7m 3.4m with power, external tap and is enclosed by timber fencing to the perimeter with gated access to the side.