

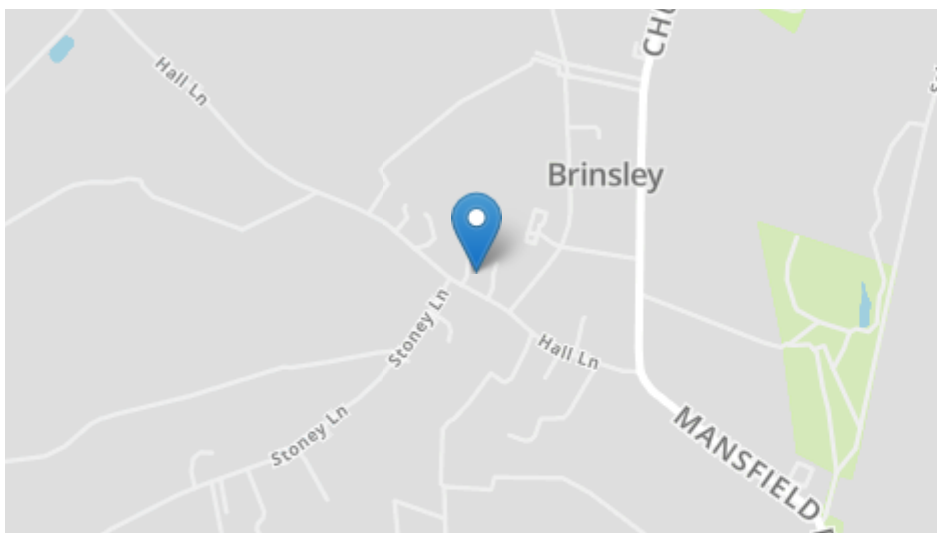
Clinton Avenue, Brinsley, NG16 5AQ

Offers Over £250,000



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want to view?

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Ref - 28601343

- Semi Detached Home
- 4 Bedrooms
- Spacious Lounge/Diner
- Fitted Breakfast Kitchen
- Double Driveway & Garage
- Enclosed Rear Garden
- Cul De Sac Position
- Sought After Village Location

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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\*\*\* FANTASTIC FOUR! \*\*\* This extended four bedroom semi detached home is located in a very desirable area of Brinsley and is a great home for those needing more living space but staying within a well regarded area. Boasting private parking and a garden to the rear, this charming home is a great blank canvas for those looking to put their own mark on what could very well be your forever home!

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator and built in storage cupboard. Doors to the lounge/diner, breakfast kitchen and stairs to the first floor.

Lounge/Diner

6.8m x 3.2m (22' 4" x 10' 6") UPVC double glazed windows to the front and rear, two radiators, inglenook fireplace with wooden fireplace surround and inset multi fuel burner.

Breakfast Kitchen

4.79m x 2.64m (15' 9" x 8' 8") A range of matching wall 7 base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including electric oven & hob. Plumbing for washing machine, tiled floor and partly tiled walls. Door to the garage, two uPVC double glazed windows and door to the rear.

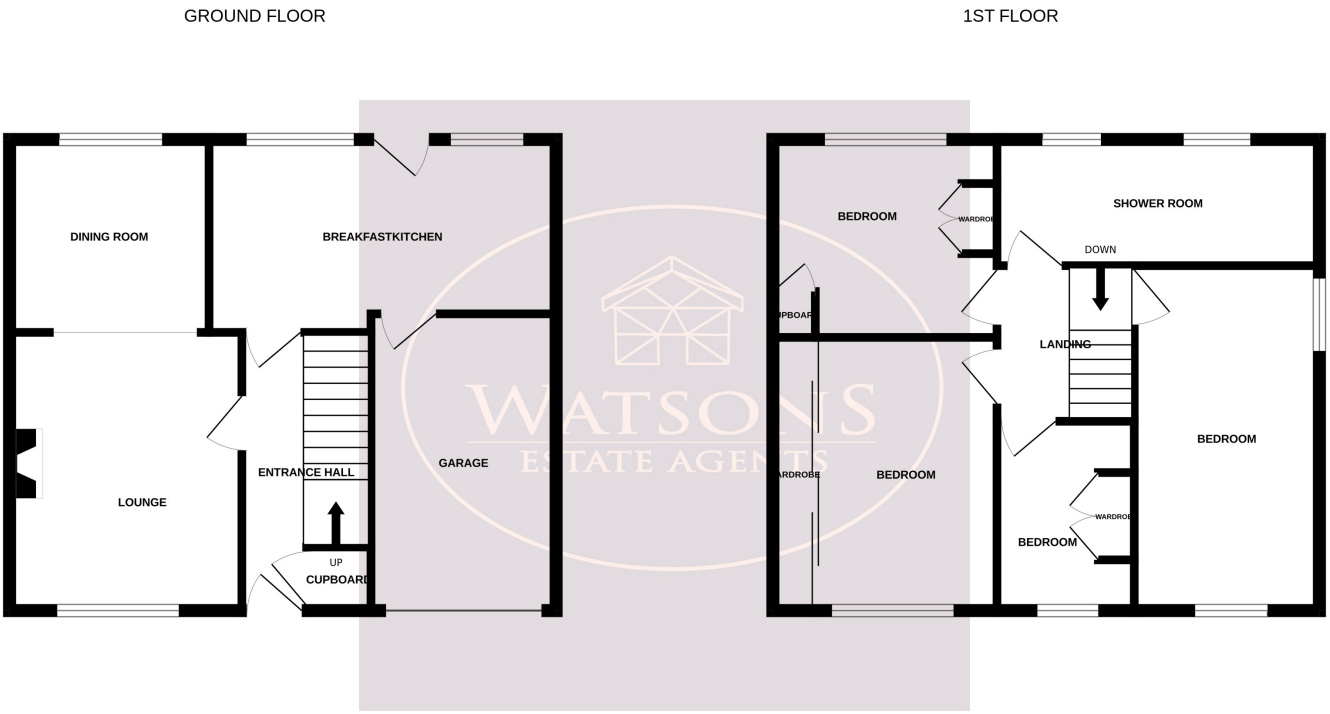
First Floor

Landing

Doors to all bedrooms and the shower room.

Bedroom 1

3.8m x 3.09m (12' 6" x 10' 2") UPVC double glazed window to the front, radiator and fitted sliding door wardrobe.



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 2

3.9m x 2.95m (12' 10" x 9' 8") UPVC double glazed window to the rear, radiator, built in storage cupboard housing the combination boiler and fitted wardrobe.

Bedroom 3

5.05m x 2.2m (16' 7" x 7' 3") UPVC double glazed windows to the front and side, radiator.

Bedroom 4

2.64m x 1.96m (8' 8" x 6' 5") UPVC double glazed window to the front, radiator and fitted wardrobe.

Shower Room

White 3 piece suite comprising wc, pedestal sink unit and walk in double shower cubicle with mains fed rainfall shower. Fully tiled walls, partly tiled floor, radiator and two obscured uPVC double glazed windows to the rear.

Outside

To the front of the property is a brick paved driveway with space for multiple vehicles leading to the garage fitted with lighting & power. The rear garden is enclosed by timber fencing to the perimeter and comprises paved patio, flower bed borders and two greenhouses.