



LESLEY
GREAVES
estate & letting agents

£250,000-£275,000

GUIDE PRICE

KIRKDALE ROAD
NOTTINGHAM

- CLOSE TO CITY CENTRE
- LOUNGE/DINER
- CONSERVATORY
- THREE BEDROOMS
- MODERN KITCHEN
- EPC D



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Semi-Detached Home Close to Nottingham City Centre

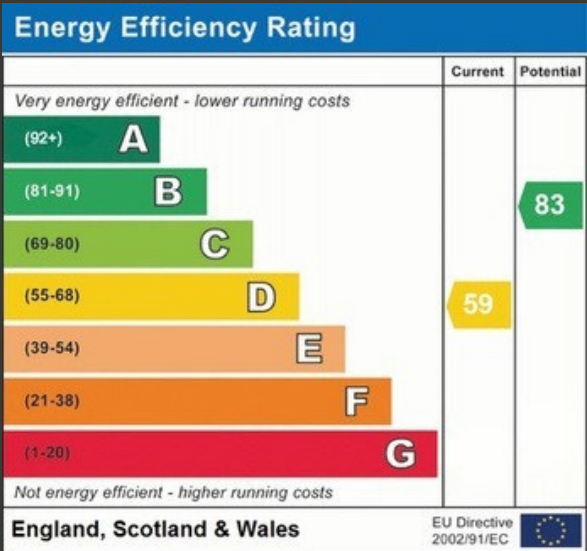
THIS THREE-BEDROOM SEMI-DETACHED HOME IS IDEALLY LOCATED JUST A SHORT DISTANCE FROM NOTTINGHAM CITY CENTRE. OFFERING EXCELLENT TRANSPORT LINKS AND A VARIETY OF LOCAL AMENITIES, THIS PROPERTY COMBINES EVERYDAY CONVENIENCE WITH COMFORTABLE FAMILY LIVING.

UPON ENTRY, YOU'RE WELCOMED BY A BRIGHT ENTRANCE HALL LEADING INTO A SPACIOUS LOUNGE/DINER, PERFECT FOR RELAXING OR ENTERTAINING. THIS ROOM FLOWS INTO A LIGHT FILLED CONSERVATORY, PROVIDING DIRECT ACCESS TO THE REAR GARDEN. THE KITCHEN FEATURES AMPLE STORAGE, SPACE FOR FREESTANDING APPLIANCES AND ACCESS TO ADDITIONAL STORAGE/PANTRY SPACE.

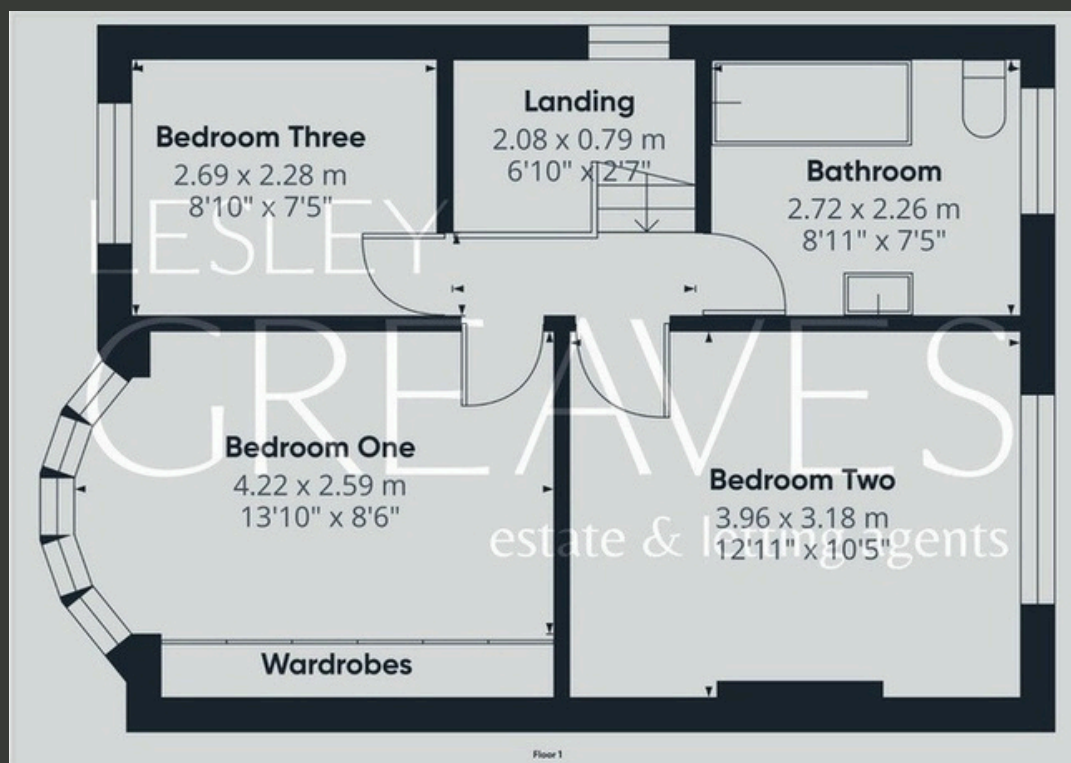
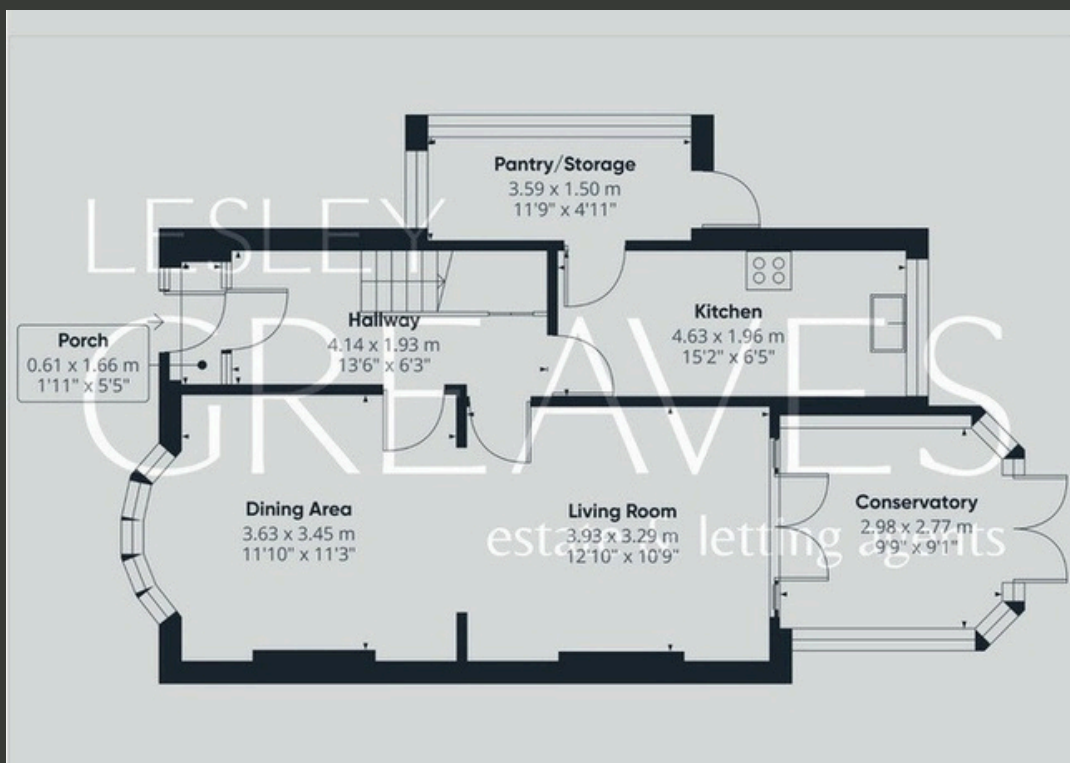
UPSTAIRS, THE FIRST FLOOR HAS THREE BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM BUILT IN WARDROBES. COMPLETING THE FLOOR IS A FAMILY BATHROOM, FEATURING A FULL-SIZE BATH WITH OVERHEAD SHOWER, A WC AND VANITY BASIN.

OUTSIDE, THE HOME BENEFITS FROM A GENEROUS GARDEN TO THE REAR AND A DRIVEWAY AT THE FRONT, PROVIDING CONVENIENT OFF-ROAD PARKING.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 91 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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