





Guide Price £250,000

St. Michaels Avenue
Gedling
Nottingham
NG4 3NN

EPC Rating 'E'

Detached four story property ideal for multi-generational living or for conversion to a sizable family home. In brief the accommodation incorporates three separate dwellings that can be accessed separately from outside and through the main property, all complete with their own kitchens and bathrooms. There is block paved parking to the front and a delightful garden to the rear. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.



UPVC DOUBLE GLAZED FRENCH DOORS TO-

PORCH

uPVC double glazed windows and door to-

UTILITY ROOM

16' 3" x 9' 9" (4.97m x 2.98m)

With a range of base and wall units, roll top work surfaces, stainless steel with mixer taps, laminate flooring and a loft hatch to ceiling. Door -

KITCHEN

16' 8" to widest point x 15' 2" to widest point (5.10m x 4.63m)

With a range of wall base and wall units, laminate work surfaces, breakfast bar, stainless steel sink with mixer taps, integrated oven and grill, electric hob, extractor fan, two integrated fridges, spotlights, coving to the ceiling and uPVC double glazed window. Spiral stairs to the living room and an opening to-

DINING ROOM

14' 4" x 67' 10" (4.37m x 20.7m)

Tiled flooring, beams, uPVC double glazed window and uPVC double glazed sliding patio door to the rear leading out to the garden.

LIVING ROOM

24' 4" x 14' 9" (7.42m x 4.51m)

Wood effect flooring, beams, spotlights and coving to ceiling, ceiling roses, two windows, a feature fireplace and a sliding patio door leading out to the balcony.

INNER HALLWAY

Door to the bathroom and stairs down to the bedroom.

FAMILY BATHROOM

Four piece suite comprising, low level flush WC, wash hand basin in vanity unit, bidet, shower enclosure, tiled flooring, tiled walls, spotlights, chrome heated towel rail and uPVC double glazed window to the side.

MASTER BEDROOM

12' 8" x 12' 0" (3.88m x 3.68m)

Laminate flooring, ceiling fan light, fitted wardrobes and a sliding patio door leading to spiral stairs leading down to-

SUN ROOM

11' 6" x 10' 4" (3.53m x 3.15m)

Tiled flooring, uPVC double glazed windows, uPVC double glazed sliding patio doors opening to-

BEDSIT

Can be accessed via the main property or from outside.

SUN ROOM

11' 3" x 10' 6" (3.43m x 3.22m)

Tiled flooring, uPVC double glazed windows and uPVC double glazed sliding patio doors. Spiral staircase providing access to-

BEDIST KITCHEN

12' 5" x 10' 1" (3.80m x 3.09m)

Fitted range of base and wall units, laminate work surfaces, stainless steel sink with mixer taps, space and plumbing for a washing machine, wood effect flooring, space for a cooker, extractor fan, part tiled walls, ceiling fan light and doorway to an inner hallway.

INNER HALLWAY

Fitted wardrobe and a door to-

SHOWER ROOM

Low level flush WC, hand wash basin, shower enclosure, laminate flooring, part tiled walls and uPVC double glazed window

FLAT

Can be accessed via the kitchen of the main property or from outside.

KITCHEN DINER

16' 1" x 14' 10" (4.91m x 4.54m)

With a range of wall and base units, laminate work surfaces, stainless steel sink, an integrated oven, space and plumbing for a washing machine and laminate flooring. An opening to the bedroom and shower room and spiral stairs down to the living room.

LIVING ROOM

24' 5" x 14' 10" (7.46m x 4.54m)

Wood effect flooring, exposed beams on the ceiling, two windows and uPVC double glazed door giving access to the side.

BEDROOM

9' 1" x 8' 10" (2.79m x 2.70m)

uPVC double glazed window, tiled flooring, electric heater and fitted wardrobe

BATHROOM

Three piece suite comprising low level flush WC, hand wash basin, panelled bath with electric shower overhead, tiled walls, a chrome heated towel rail, vinyl flooring and an extractor fan.

OUTSIDE

To the front of the property is a block paved driveway and to the rear of the property is a private enclosed garden with a patio area, a lawn and a greenhouse

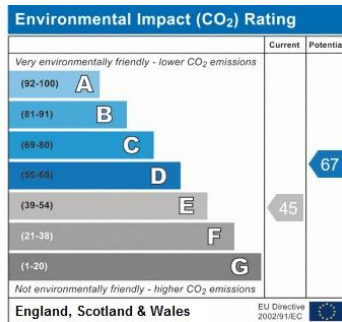
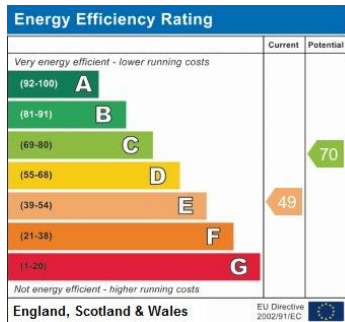
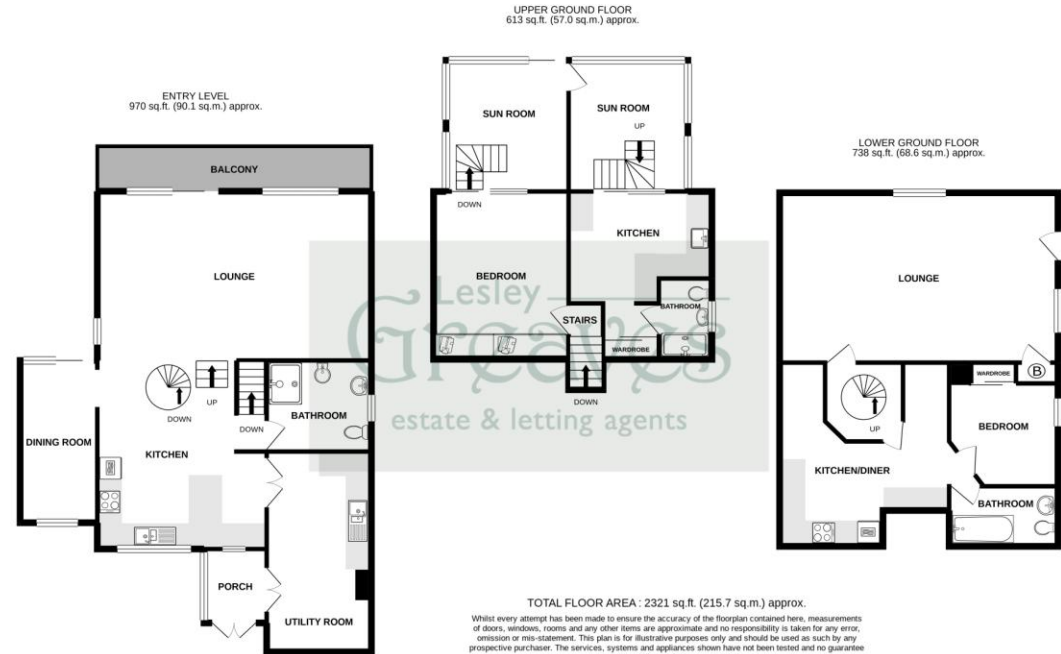
Tenure: Freehold

Council Tax Band: D

Local Authority: Gedling Borough Council

Property Directions:

Proceed along Westdale Lane turning right in to Adbolton Avenue then left in to St Michaels Avenue where the property can be found on the left hand side identified by a 'For Sale Board'.



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NG4 3HP

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