



Institute Street, Stanton Hill, NG17 3HD
Guide Price £100,000-£110,000 Freehold

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2 Bedrooms, 2 Bathroom

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- Spacious Two Bedroom End Terrace
- Re-fitted En-Suite Bathroom
- Off Road Parking To The Rear
- Low Maintenance Rear Garden
- Modern Fitted Kitchen
- Close To Local Amenities
- Two Reception Rooms
- Recently Installed Boiler (December 2024)
- Viewing Recommended

GUIDE PRICE £100,000-£110,000. Affording a deceptively spacious interior this two bedroom end terrace property boast a refitted first floor en-suite and off road parking to the rear amongst many other features. The accommodation briefly comprises of two reception rooms, a modern fitted kitchen and wet room to the ground floor with two well proportioned double bedrooms and a refitted en-suite bathroom to the first floor. Externally, the property offers a low maintenance, enclosed rear garden with double gates to the rear providing the potential for the garden to also be utilised as off road parking. Situated in this popular location and close to an array of local amenities, early viewing is strongly recommended.



RECEPTION ROOM 12' 3" x 12' 3" (3.73m x 3.73m)
Accessed via an external uPVC door with wood effect laminate flooring, uPVC double glazed window to the front elevation, vertical column radiator and fitted ceiling spotlights.

HALL 2' 9" x 2' 8" (0.84m x 0.81m) With fitted carpet and stairs rising to the first floor.

RECEPTION ROOM 12' 3" x 12' 2" (3.73m x 3.71m)
With wood effect laminate flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and fitted ceiling spotlights.

KITCHEN 16' 9" x 6' 2" (5.11m x 1.88m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, cooker point, washing machine plumbing, tiled flooring, uPVC double glazed window to the side elevation, wall mounted radiator, loft hatch and fitted ceiling spotlights.

WET ROOM Comprising of a walk in shower with a mains fed shower, low flush w.c., pedestal wash hand basin, part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the side elevation and ceiling light.

LANDING With fitted carpet, wall light and loft hatch.

MASTER BEDROOM 12' 4" x 12' 3" (3.76m x 3.73m)
With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

EN-SUITE BATHROOM Comprising of a L-Shaped panelled bath with chrome mixer tap, mains fed mixer bar shower over with riser and twin shower head, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

BEDROOM TWO 12' 3" x 12' 1" (3.73m x 3.68m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

EXTERNAL The property has an enclosed low maintenance rear garden with paved areas, artificial lawn and a covered seating area. There is an outhouse and double gates to the rear providing off road parking. There is on road parking to the front.









Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: nottingham@martinco.com

0115 871 5461

<http://www.martinco.com>

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