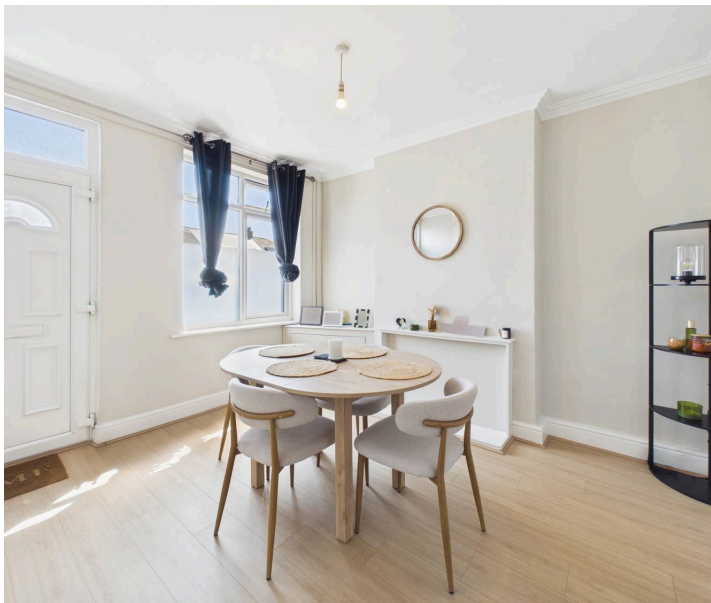




42 Dale Road, Carlton – NG4 1GT

Guide Price **£170,000**

DavidJames
the estate agent



42 Dale Road

Carlton, Nottingham

GUIDE PRICE £170,000 – £180,000 EXCELLENT CARLTON LOCATION! Well-presented two bedroom mid-terrace offering two reception rooms, stylish kitchen and four-piece bathroom with easy-care rear garden. Ideal first purchase or investment!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid-terrace home offering well-presented interiors
- A short walk from Carlton Hill's shops, amenities and bus links
- Ideal for a first-time buyer or as an investment opportunity
- Bright and inviting front reception room (currently used a dining room)
- Well-proportioned rear second reception room (currently used a lounge)
- Two well-proportioned double bedrooms benefiting from useful storage
- Stylish modern four-piece bathroom with separate shower enclosure
- Gas central heating powered by a combination boiler
- Low-maintenance west facing rear garden with decked seating area
- Large outside store providing practical storage space





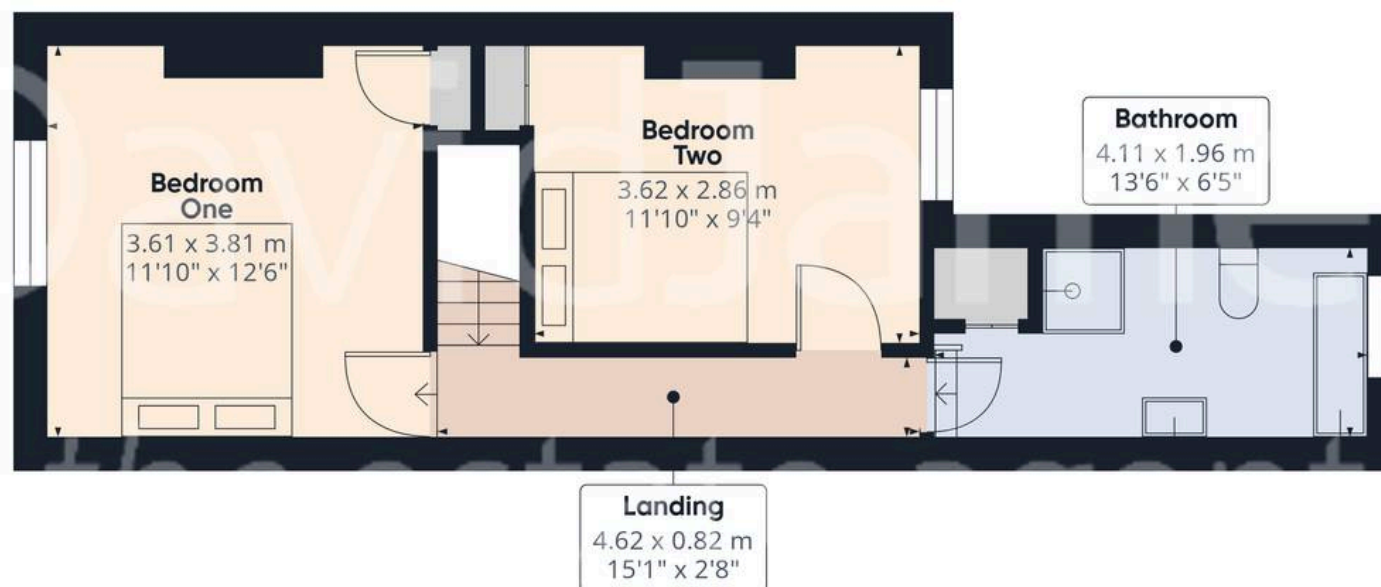


Floor 0

Approximate total area⁽¹⁾

76.4 m²

822 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.