



Airedale Court,  
Chilwell, Nottingham  
NG9 5PF

**£220,000 Freehold**



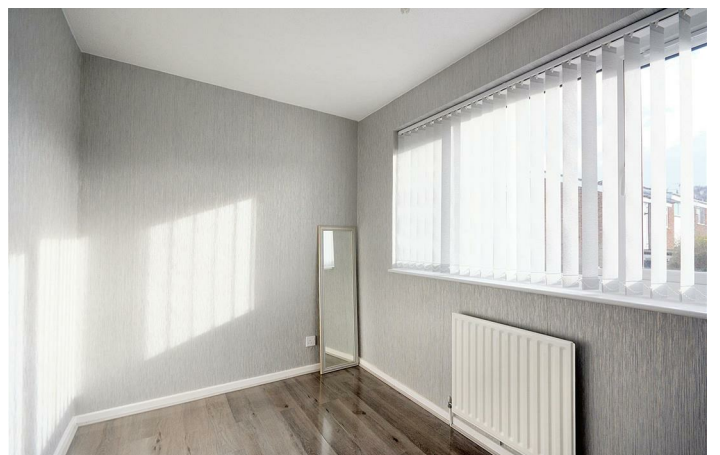
A well presented and spacious three bedroom mid-terrace house.

Situated in this popular and convenient residential location, within walking distance of range of local shops and amenities including, schools, transport links, parks and playing fields, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, open plan kitchen diner, rear hallway and WC to the ground floor with three good sized bedrooms and a family bathroom to the first floor.

To the front of the property you will find a primarily lawned garden with a footpath leading to the front door and gated rear access to the private and enclosed rear garden.

Having been updated by the current vendors and offered to the market with the benefit of, UPVC double glazing and gas central throughout along with chain free vacant possession, this property truly must be viewed in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door with flanking window, radiator, stairs to the first floor, electric meter cupboard and doors to the kitchen diner and lounge.

### Lounge

16'11" x 10'2" (5.18m x 3.11m)

A carpeted reception room with radiator, UPVC double glazed window to the front and rear, electric fire with a feature brick surround and a door to the kitchen diner.

### Kitchen Diner

16'11" reducing to 5'6" x 15'1" reducing to 8'6" (5.17m reducing to 1.68m x 4.61m reducing to 2.61m )

Fitted with a range of base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, electric cooker and hob, integrated fridge freezer, space for washing machine, tiled splashback, laminate flooring, UPVC double glazed window to the front and rear, radiator, two useful storage cupboards and door to the rear hallway.

### Rear Hallway

With laminate flooring, UPVC double glazed door to the garden and a WC.

### Downstairs WC

Fitted with a low level WC, pedestal wash hand basin, tiled splashback, laminate flooring and UPVC double glazed window to the side.

### First Floor Landing

With a spacious built in storage cupboard housing the Baxi combination boiler and doors to the bathroom and three bedrooms.

### Bedroom One

13'4" x 10'5" (4.07m x 3.19m )

A carpeted double bedroom with UPVC double glazed window to the front, radiator and loft hatch.

### Bedroom Two

11'8" x 8'9" (3.56m x 2.67m )

A carpeted double bedroom with UPVC double glazed window to the front, built in wardrobes and radiator.

### Bedroom Three

10'4" x 6'9" (3.16m x 2.06m )

With laminate flooring, UPVC double glazed window to the rear and radiator.

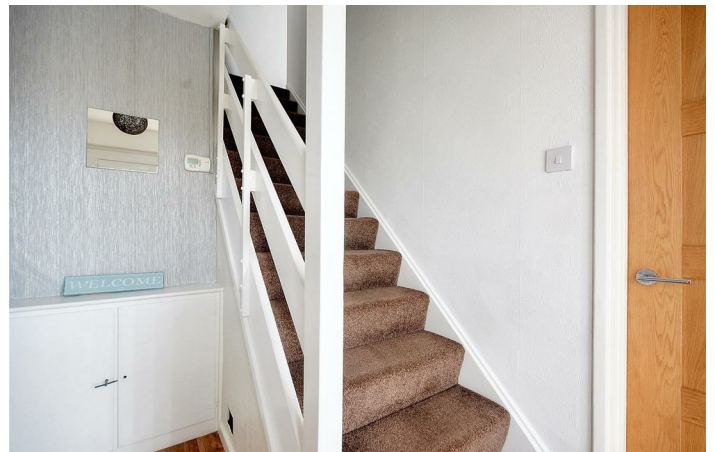
### Bathroom

8'7" reducing to 5'8" x 5'4" reducing to 5'7" (2.63m reducing to 1.73m x 1.65m reducing to 1.72m )

Incorporating a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, UPVC double glazed window to the rear and radiator.

### Outside

To the front of the property there is a primarily lawned garden with stocked borders, mature shrubs and a footpath leading to the front door. Gated rear access leads to the private and enclosed rear garden which features a decking area and patio overlooking the lawn beyond, stocked borders, mature shrubs and a useful garden store and storage shed.

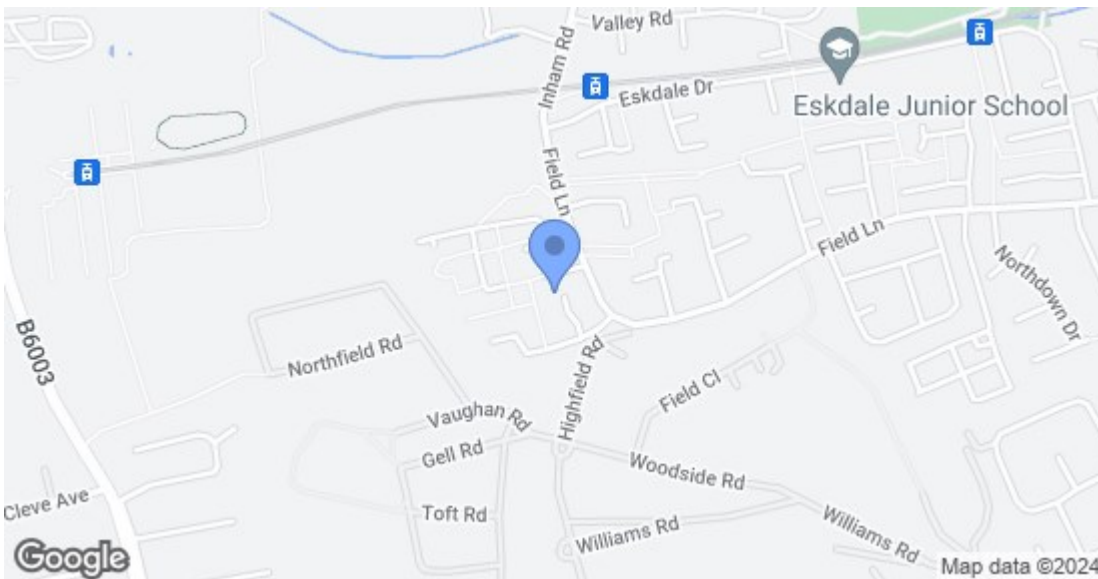
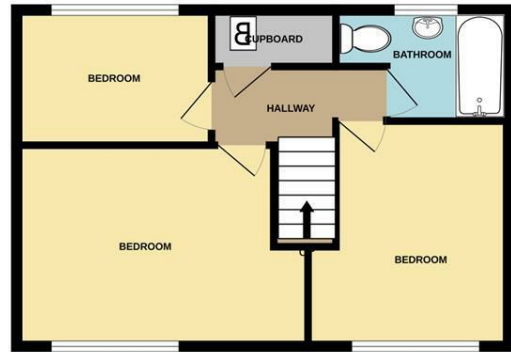




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.