



£160,000

Nightingale Crescent, NG16 6QG

Semi-Detached Bungalow | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Semi Detached Bungalow in Desirable Location
- Requires Modernisation
- Off Street Parking
- With Conservatory
- Ideal Downsize
- Easy access to A38 and M1

Property Description

Derbyshire Properties offer to the market this two bedroom semi detached bungalow in quiet Cul de sac on popular residential estate. We believe the property would ideally suit those looking to downsize and recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties offer to the market this two bedroom semi detached bungalow in quiet Cul de sac on popular residential estate. We believe the property would ideally suit those looking to downsize and recommend an early internal inspection to avoid disappointment.

Requiring some modernisation, the inside of the property briefly comprises; Entrance Hall, Lounge, Kitchen, Conservatory, Bathroom and two Bedrooms.

Externally, the property boasts sizeable front lawn, block paved driveway parking for multiple vehicles to the side elevation and private rear enclosed garden ideal for entertaining and relaxing.

Hallway

Accessed via UPVC door from side elevation, with carpeted flooring, wall mounted radiator and two separate airing cupboards providing a wealth of storage. Doorways to; Lounge, Bathroom, Bedroom One & Two.

Lounge

17' 11" x 10' 0" (5.46m x 3.05m) With wall mounted radiator, carpeted flooring, open doorway to Kitchen and double glazed sliding doors accessing Conservatory.

Kitchen

8' 3" x 7' 7" (2.51m x 2.31m) Featuring a range of base cupboards and eye level units allowing for the integration of gas oven, gas hob and stainless steel inset one and a half bowl sink. Fully tiled walls, carpeted flooring and UPVC door accessing side elevation complete the space.

Conservatory

16' 3" x 8' 2" (4.95m x 2.49m) UPVC built conservatory with French doors accessing rear enclosed garden, power/plumbing for washing machine/tumble drier and carpeted flooring. Further UPVC double glazed door accessing side elevation.

Bedroom One

12' 2" x 9' 11" (3.71m x 3.02m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

8' 8" x 7' 8" (2.64m x 2.34m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

7' 4" x 6' 2" (2.24m x 1.88m)

With double glazed window and Three piece suite comprising, wash hand basin, bath and low level WC. Tiled walls and wall mounted radiator.

Outside

Externally, the property boasts sizeable front lawn, block paved driveway parking for multiple vehicles to the side elevation and private rear enclosed garden ideal for entertaining and relaxing.

Council Tax

We understand that the property currently falls within council tax band A, with Ashfield District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Telephone: 01773 832355

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