



Hallam Road

Ollerton



£140,000

(Chadwells
Estate & Letting Agents





*Beautifully Presented
Property...*





Hallam Road





Welcome

This spacious three bedroom semi detached house offers spacious living accommodation throughout. To the first floor you will find a bright and airy living room with bay window to the front aspect, a good sized kitchen/diner and W/C to the ground floor. The first-floor offers three generous bedrooms and a family shower room. The property is positioned in the popular residential area of Ollerton and close to local schools, amenities, and transport links. Heading outside, you will be pleased to find a well maintained, low maintenance garden to the front with easy access to the rear of the property and a private well thought out rear garden. Viewings are a must to appreciate the potential this property has to offer.



Step inside...

Entrance Hallway 6' 3" x 13' 1" (1.90m x 3.98m)

Carpet flooring, understairs storage and access to 1st floor.

Living Room 11' 10" x 12' 5" (3.60m x 3.78m)

Bright and airy living room with uPVC bay window to front aspect. Carpet flooring, radiator, ceiling light, electric fire set within decorative fireplace.

Kitchen/Diner 11' 9" x 10' 2" (3.58m x 3.10m)

Range of wall and base units, roll top work surfaces with inset stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine, fridge/freezer and oven. Vinyl flooring, ceiling light and radiator. Ample space for family dining table and uPVC window to rear aspect.

Inner Hallway 2' 8" x 10' 2" (0.81m x 3.10m)

Vinyl flooring, ceiling light and access to downstairs cloakroom, large storage cupboard and uPVC door to rear garden.

Cloakroom 3' 1" x 5' 10" (0.94m x 1.78m)

Tiled flooring, ceiling light, radiator, low flush w/c, pedestal wash basin and obscure uPVC window to rear aspect.

First Floor Landing 6' 1" x 2' 11" (1.85m x 0.89m)

With carpet flooring, ceiling light, loft access and access to all bedroom's and bathroom.

Bedroom One 9' 2" x 13' 11" (2.79m x 4.24m)

Spacious double bedroom with uPVC window to front aspect, carpet flooring, radiator and ceiling light.

Bedroom Two 11' 7" x 10' 5" (3.53m x 3.17m)

Spacious double bedroom with uPVC window to rear aspect, built in wardrobes, carpet flooring, radiator and ceiling light.

Bedroom Three 9' 0" x 9' 11" (2.74m x 3.02m)

Carpet, radiator and uPVC window to front aspect.

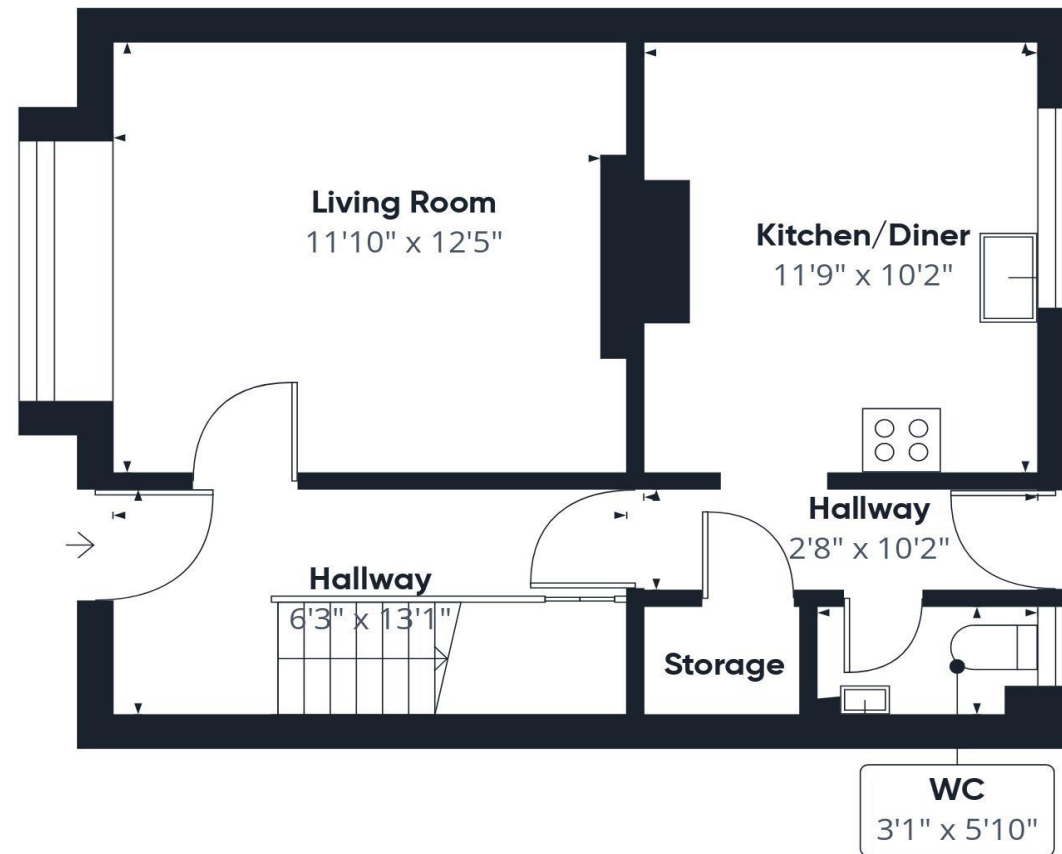
Family Bathroom 6' 2" x 7' 5" (1.88m x 2.26m)

Fitted with a walk in shower, wall mounted hand wash basin and low flush WC with vanity surrounds. Vinyl flooring, wall mounted heated towel rail, obscure uPVC window to rear aspect and ceiling spot lights.

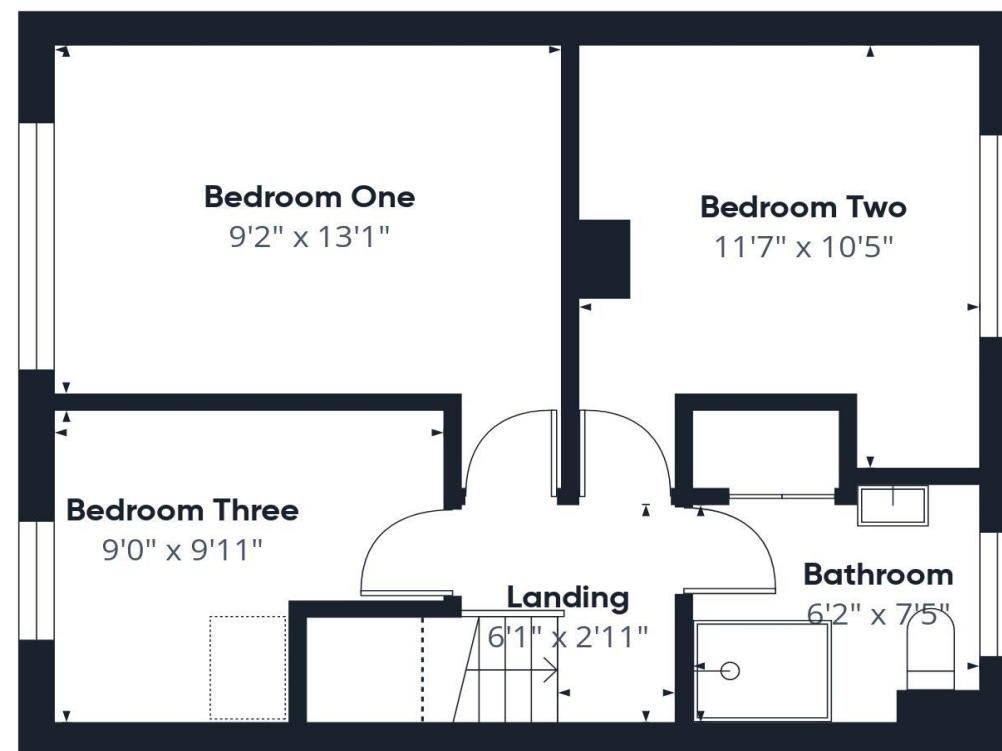
Externally

To the front of the property you have a well maintained, low maintenance front garden, decorative stones and paving. To the rear of the property you will find a private low maintenance garden together with plenty of storage with an out building and shed. The single garage is located a stones throw away with access thorough the rear garden or from the road off Kingsway Avenue.

Score	Energy rating	Current	Potential
92+	A	74 C	80 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾
810 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

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