



Birklands Avenue

, Ollerton, NG22 9SA

£165,000



Ideal First Time Buyers Property -

This three bedroom semi detached property is ideal for those first getting on the property ladder with the vision to put your own stamp on it.

Ollerton is known for its community spirit and local amenities, making it a desirable location for families and individuals alike. The surrounding area offers a variety of parks and recreational spaces, perfect for outdoor activities and leisurely strolls. With good transport links and essential services nearby, this property not only provides a lovely living space but also a convenient lifestyle.

In summary, this semi-detached house on Birklands Avenue is a wonderful opportunity for anyone looking to establish a home in a friendly and accessible part of Ollerton. With its three bedrooms, inviting reception room, and practical bathroom, this property is ready to welcome its new owners. Don't miss the chance to make this charming house your new home.



Description

Ideal FTB Property -

This three bedroom semi detached property offers an entrance hallway, lounge, kitchen / diner and conservatory to the ground floor with three bedrooms and a shower room to the first floor. Enclosed front and rear gardens.

Hallway 10'9" x 5'10" (3.30m x 1.80m)

Entering through the front upvc door into the carpeted hallway with access to the ground floor rooms with a cupboard housing the electric smart meter.

Lounge 14'5" x 10'10" (4.40m x 3.31m)

A front facing room with a large upvc window allowing the natural light to flood within, wooden fireplace (fire not commissioned) coving and ceiling light.

Kitchen / Diner 20'10" x 9'10" (6.37m x 3.00m)

The kitchen / diner is an open plan room separated by the flooring with carpet and boiler cupboard in the dining area leading through to the kitchen with a range of wood effect wall and base units, four ring electric hob, fan assisted electric oven and grill, sink with drainer, part tiled walls and laminate flooring with a patio door leading into the conservatory.

Conservatory 10'2" x 9'4" (3.12m x 2.86m)

An upvc conservatory with wall lights, laminate flooring and French doors leading into the rear garden.

Stairs & Landing

With carpet leading to the first floor where there is loft access and a fixed loft ladder.

Bedroom One 10'8"x 10'0" (3.27mx 3.05m)

A double bedroom front facing with radiator and ceiling light.

Bedroom Two 14'3" x 10'2" (4.35m x 3.11m)

A double bedroom rear facing with carpet, radiator and storage cupboard.

Bedroom Three 10'7" x 6'9" (3.25m x 2.07m)

A single front facing bedroom with carpet, radiator and ceiling light.

Shower Room 8'0" x 5'5" (2.46m x 1.66m)

The shower room comprises of a corner curved shower cubicle with an electric power shower, hand basin and wc, tiled walls and floor.

Outside

To the front there is an enclosed gated front garden with established shrubs and small trees. The shared driveway leads to the gated rear garden with established rose bushes and small trees to the centre of the concrete yard.

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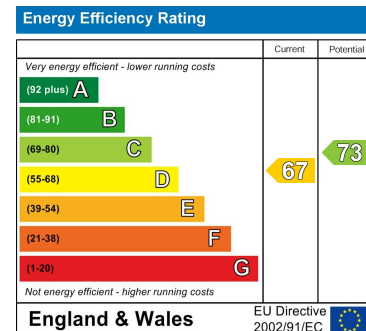
Area Map



Floor Plans



Energy Efficiency Graph



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14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk