



**15 Balfour Street, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire NG17 7EA**

£175,000

Tel: 0115 9680268



- No Upward Chain
- Three Bedrooms
- Traditional Semi Detached House
- Beautifully Presented Throughout
- Convenient Location
- Deceptively Spacious Throughout

A beautifully presented, large, three-bedroom traditional semi-detached house located on a quiet yet extremely well placed wide residential street with plenty of on street parking available and excellent transport links. This home has recently undergone a full upgrade and fresh re-decoration and is offered to the market with the advantage of no upward chain. Having a sleek & stylish kitchen, two generous reception rooms, shower room and a further bathroom making this an excellent space for a wide variety of buyers.

The accommodation as touched on above is incredibly spacious and offers so much for any potential buyers comprising an initial front reception room that leads into a equally generous rear reception room with open plan access into a sleek & stylish modern kitchen, utility and a downstairs WC. To the first floor landing there are three bedrooms including one with access into an en suite bathroom and there is a separate shower room.

Externally, the property stands behind a mid level brick boundary wall to the front with wrought iron railings and access gate. There is a side gate that opens to the rear garden which has an initial hardstanding patio sitting area, external store room and steps rising to a lawned garden with hedging and secure fencing creating a private space to enjoy.

LOUNGE

w: 3.76m x l: 3.45m (w: 12' 4" x l: 11' 4")

The first of two spacious reception rooms having a central feature fireplace, ceiling lighting, radiator, door opening into the stairs that rise to the first floor landing, double glazed window to the front elevation and an internal door into the:

REAR RECEPTION ROOM

w: 3.76m x l: 3.73m (w: 12' 4" x l: 12' 3")

A second spacious reception room which could be utilised easily as either living or dining space with direct open plan access into the kitchen and double glazed door opening onto the rear garden. There is also a radiator, ceiling lighting and a central feature fireplace.

KITCHEN

w: 4.85m x l: 2.21m (w: 15' 11" x l: 7' 3")

A sleek & stylish kitchen with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob with wall mounted extractor hood. There is also space for a fridge freezer and plumbing for a dishwasher, ceiling lighting, tiled splashbacks, double glazed window and door to the rear elevations.

UTILITY

w: 2.16m x l: 1.45m (w: 7' 1" x l: 4' 9")

A handy utility room with base unit with working surface and inset sink with drainer and chrome mixer tap. There is plumbing for washing machine, ceiling lighting and a door opening onto the rear elevation.

DOWNSTAIRS WC

w: 1.24m x l: 0.99m (w: 4' 1" x l: 3' 3")

With a low flush WC and a wash hand basin with chrome mixer tap. There is also a radiator, ceiling light point and an obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

w: 4.85m x l: 0.79m (w: 15' 11" x l: 2' 7")

With ceiling light point.

BEDROOM ONE

w: 3.71m x l: 3.43m (w: 12' 2" x l: 11' 3")

A spacious double bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.28m x l: 2.21m (w: 10' 9" x l: 7' 3")

A second spacious bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM THREE

w: 2.79m x l: 2.57m (w: 9' 2" x l: 8' 5")

A third bedroom with a radiator, ceiling lighting and a double glazed window to the rear elevation.

EN-SUITE

w: 2.24m x l: 1.45m (w: 7' 4" x l: 4' 9")

An en suite bathroom accessed off the rear bedroom with a three piece suite comprising a panelled bath, low flush WC and a wash hand basin with chrome mixer tap. There is a chrome heated towel radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

SHOWER ROOM

w: 2.79m x l: 2.03m (w: 9' 2" x l: 6' 8")

A modern shower room with a three piece piece suite comprising a shower enclosure with wall mounted shower, wash hand basin and a low flush WC. There is also a chrome heated towel radiator, ceiling lighting and an extractor fan.

OUTSIDE

Externally, the property stands behind a mid level brick boundary wall to the front with wrought iron railings and access gate. There is a side gate that opens to the rear garden which has an initial hardstanding patio sitting area, external store room and steps rising to a lawned garden with hedging and secure fencing creating a private space to enjoy.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

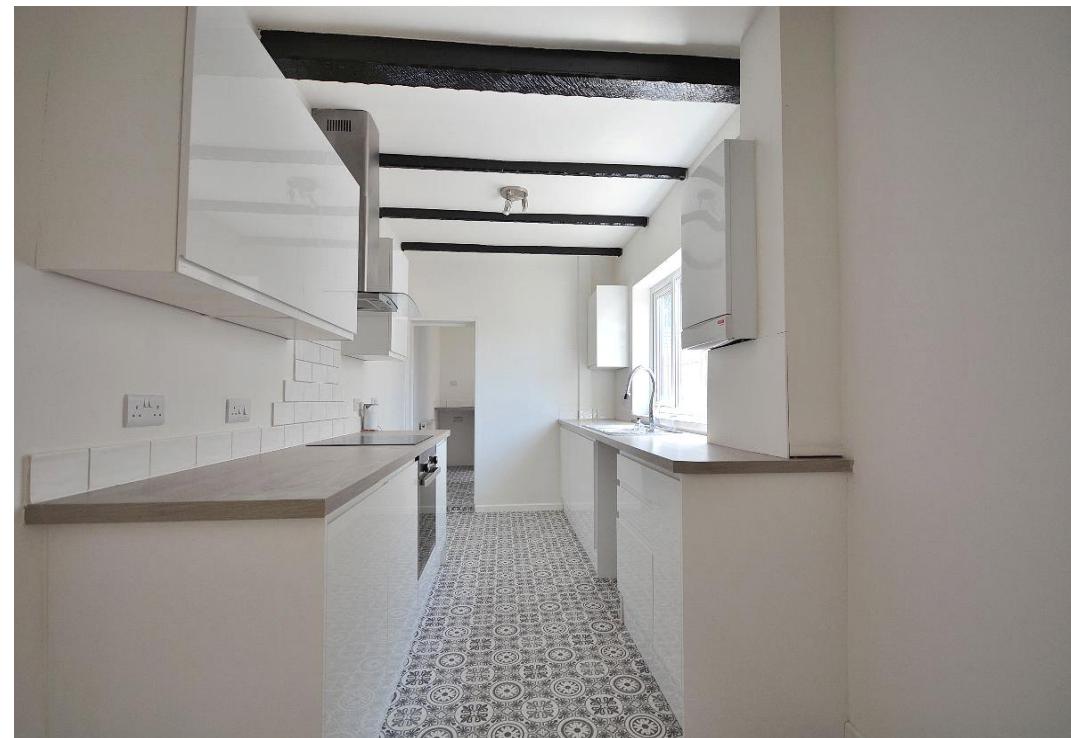
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

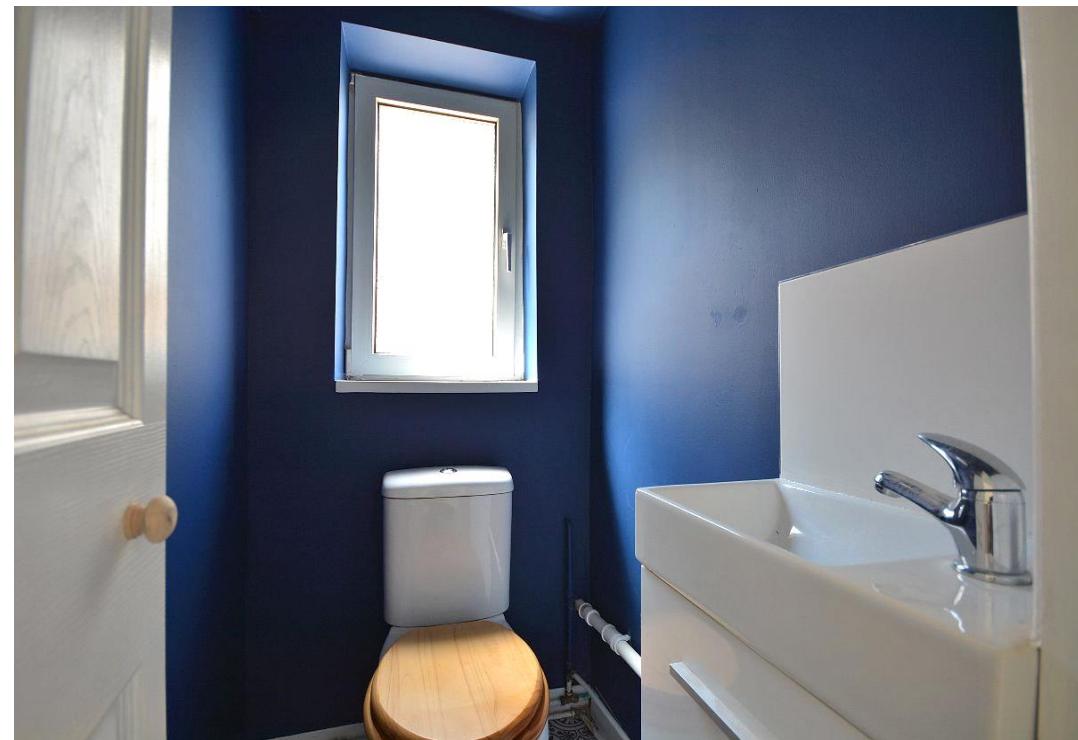
MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

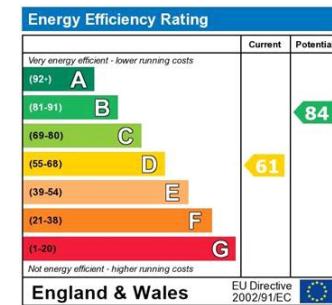
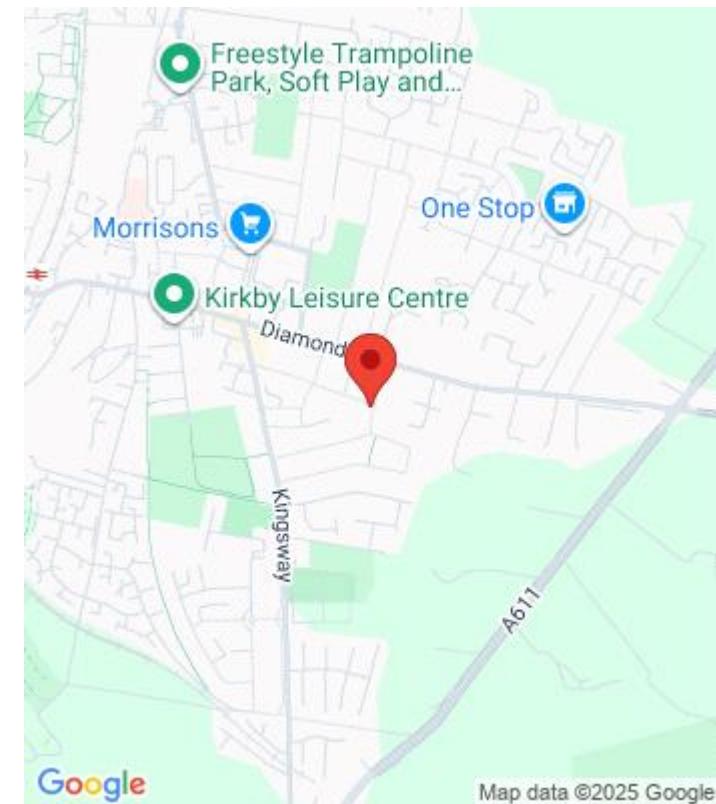
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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