



**110 Stanhope Crescent, Arnold – NG5 7BA**

Guide Price **£160,000**

**DavidJames**  
the estate agent





## 110 Stanhope Crescent

Arnold, Nottingham

Lots of potential! 3 bedroom semi-detached home with no upward chain, close to Arnold's amenities and bus links – perfect for a first-time buyer or investor with a west-facing rear garden and garage.

Council Tax band: B

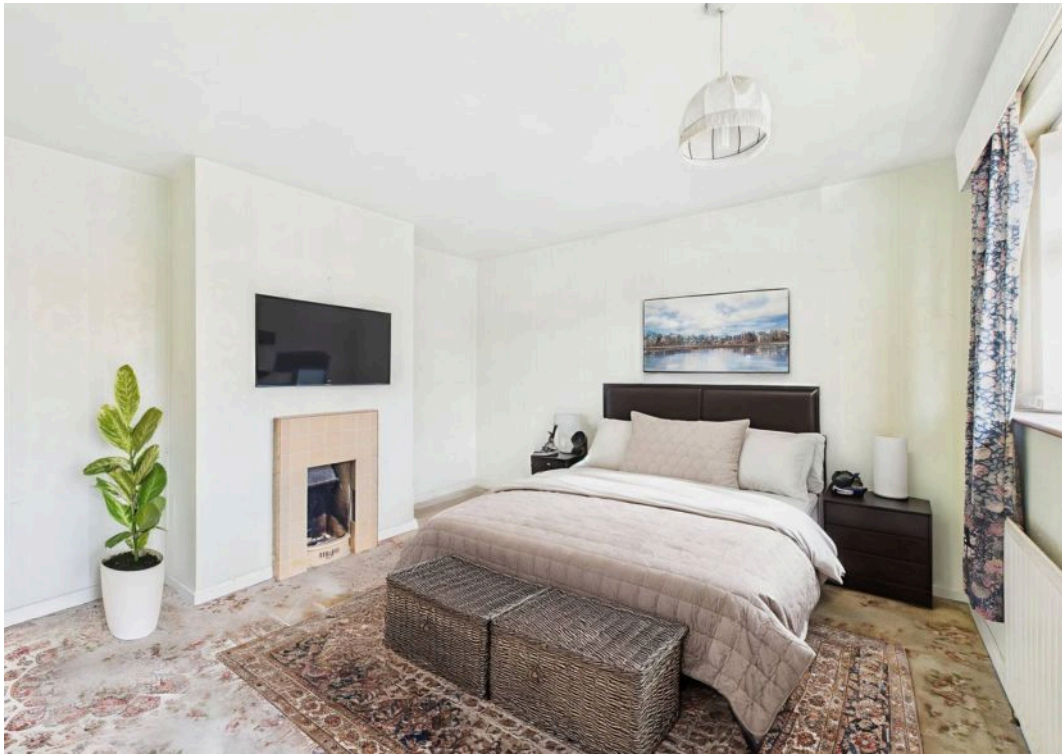
Tenure: Freehold

- Semi-detached house in a popular residential area with no upward chain
- Ideally positioned for access to Arnold's shops, supermarkets and frequent bus services
- Exciting property for a first-time buyer or investor with potential to modernise and personalise
- Welcoming entrance hallway with access to a bright and spacious lounge with gas fireplace
- Dining/kitchen with fitted units, pantry, space for dining table and chairs and views over the garden
- Two useful additional storage rooms with separate downstairs WC
- Three bright and spacious double bedrooms (main bedroom with feature fireplace)
- Three-piece bathroom suite with electric shower over the bath and useful storage cupboard
- Gas central heating with combination boiler
- West-facing rear garden with lawn, patio and large detached garage with gated driveway providing off-street parking











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

82.2 m<sup>2</sup>

885 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>

11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360





## David James Estate Agents

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