



6 The Hollows,  
Silverdale, NG11 7FJ

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This detached home offers a superb opportunity for buyers who are looking to renovate, modernise, and create a fabulous family home! With a larger than average size garden to the rear, there is also scope to develop the property, subject to gaining the necessary building/planning consents.

The property provides spacious accommodation arranged over two floors including: an entrance hall, a dual aspect lounge/dining room with patio doors opening to the rear garden, plus a kitchen on the ground floor, with the first floor landing giving access to three generous sized bedrooms, the wet room and the separate wc. Benefiting from gas central heating and double glazing, the property has a privately enclosed garden to the rear, a further garden to the front, plus a driveway and garage with a newly installed garage door. The owner has also recently replaced the fascia boards, soffits and guttering.

Although the property needs some updating, it presents an excellent investment opportunity. Once the necessary improvements are undertaken, it has great potential to yield a strong return on investment, particularly given the current market conditions.

Conveniently situated for access to the Queens Medical Centre, East Midlands Airport and East Midlands Parkway train station, the property is also within easy reach of Nottingham City Centre and a wealth of local facilities.

Priced below market value, this fantastic property is available with no upward chain, viewing is highly recommended.

**Guide Price £285,000**





## ACCOMMODATION

The single glazed entrance door opens to the entrance hall, From here, the stairs rise to the first floor, and there are doors into the lounge/dining room, and the kitchen.

The dual aspect lounge/dining room has a feature internal window overlooking the entrance hall, a wall mounted gas fire, a window to the front, and patio doors to the rear garden. A door from the dining area, opens to the kitchen.

Fitted with a range of wall and base units with tiled splash backs and work surfaces over, the kitchen has a stainless steel sink and drainer unit, and space and plumbing for a washing machine. There is a window overlooking the garden, the gas boiler (housed under a counter), and a door leading out to the side.

On reaching the first floor, the landing has a loft access hatch, double glazed window to side, an airing cupboard housing the hot water cylinder, and doors into three bedrooms (one with a built in cupboard), the wet room, and the separate wc.

## OUTSIDE

At the front of the property, the spacious driveway provides ample off road parking and in turn gives access to the GARAGE (with a newly installed automatic garage door, electricity supply, window, and a single side door providing additional access to the garage as well as to a pathway at the side.)

There is a lawned garden adjacent, with a low level wall to the boundary, gated access to the side and rear, and and a pathway to the entrance door.

There is a larger than average sized garden to the rear of the property, offering huge scope for development of the property (subject to necessary building/planning consents). This privately enclosed and well established garden includes; a lawned area, a patio seating area, mature shrubs and hedges, and established trees. There is an external tap, a storage shed, and an outside store room.

## Location

Situated in a sought after location, the property is ideally positioned close to a wide range of local amenities, including shops, a pharmacy, regular bus services, and a nearby tram stop. It also offers excellent transport links, with easy access to the Queen's Medical Centre, Nottingham Trent University, East Midlands Airport, the M1 motorway, Midland Train Station, and East Midlands Parkway Rail Station. Additionally, the property is within easy reach of Nottingham City Centre, local parks and recreational areas and a selection of top-rated schools, making it a convenient and highly desirable place — with exceptional potential for future growth.

## Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

## Referral Arrangement Note

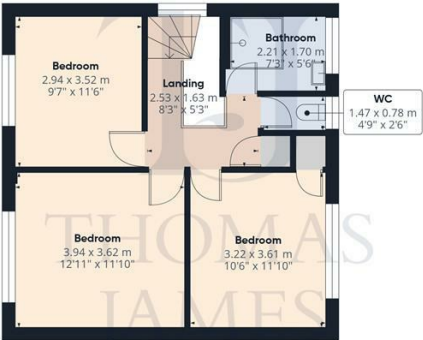
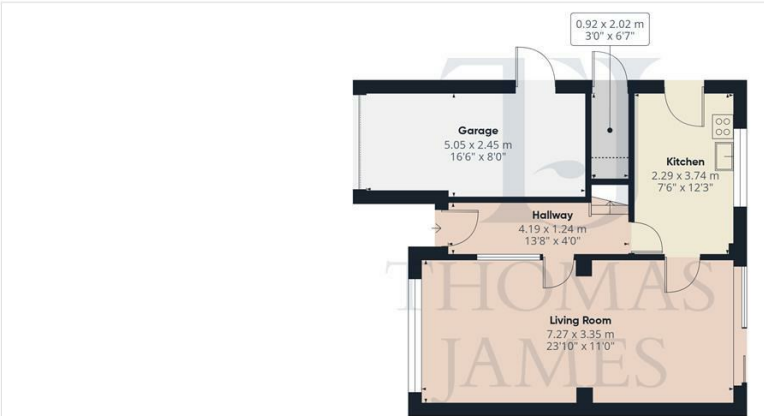
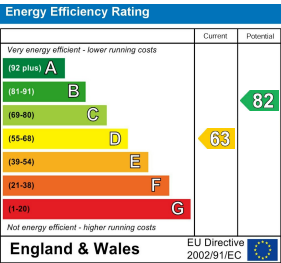
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## MONEY LAUNDERING

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Approximate total area<sup>(1)</sup>  
100.7 m<sup>2</sup>  
1083 ft<sup>2</sup>

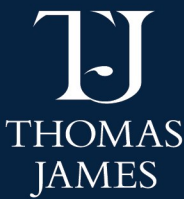
Reduced headroom  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(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.

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