

# HoldenCopley

PREPARE TO BE MOVED

Shortwood Avenue, Hucknall, Nottinghamshire NG15 6DB

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Guide Price £180,000 - £190,000



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NO UPWARD CHAIN...

This semi-detached three bedroom property is coming to the market with no upward chain and is well presented throughout ideal for any first time or family buyers looking to get onto the property ladder. Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being near to green spaces such as Bulwell Hall Park. To the ground floor of the property is an entrance hall, a spacious living room and a kitchen diner with sliding doors out to the rear garden, to the first floor of the property are three bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a shared driveway to provide off road parking and access into the single garage. To the rear of the property is a private enclosed garden with a lawn.

MUST BE VIEWED







- Semi-Detached
- Three Bedrooms
- Spacious Living Room
- Kitchen Diner
- Three Piece Bathroom Suite
- Off Road Parking
- Single Detached Garage
- Private Rear Garden
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Porch

1'7" x 5'6" (0.5 x 1.7)  
The porch has tiled flooring and a UPVC double glazed sliding door to the front elevation

Entrance Hall

14'1" x 5'6" (4.3 x 1.7)  
The entrance hall has carpeted flooring, an in-built under stairs cupboard, a radiator, a wood framed obscure window to the front elevation and provides access into the accommodation

Living Room

16'4" x 12'5" (5.0 x 3.8)  
The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative mantelpiece and a hearth, wall mounted light fixtures, a radiator and a UPVC double glazed window to the front elevation

Kitchen

18'8" x 8'6" (5.7 x 2.6)  
The kitchen has laminate flooring, coving to the ceiling, a range of fitted base and wall units with fitted countertops, a sink with a drainer and mixer taps, a wall mounted boiler, partially tiled walls, a radiator, space for a dining table, a UPVC double glazed window to the rear elevation, a UPVC door to access the side of the property and UPVC double glazed sliding doors to access the rear garden

FIRST FLOOR

Bedroom One

12'9" x 10'9" (3.9 x 3.3)  
The main bedroom has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

10'9" x 12'1" (3.3 x 3.7)  
The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

9'2" x 7'6" (2.8 x 2.3)  
The third bedroom has laminate flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7'6" x 5'2" (2.3 x 1.6)  
The bathroom has carpeted flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a walk in shower enclosure with a wall mounted shower fixture and glass shower screen, fully tiled walls, a radiator and a UPVC double glazed obscure window to the rear and side elevations

OUTSIDE

Front

To the front of the property is a garden with a lawn, various plants, a shared driveway to provide off road parking and access into the single garage

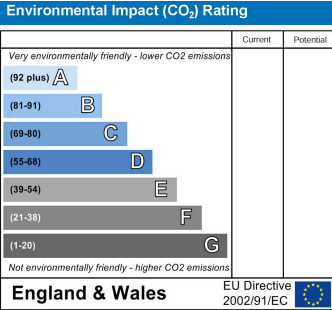
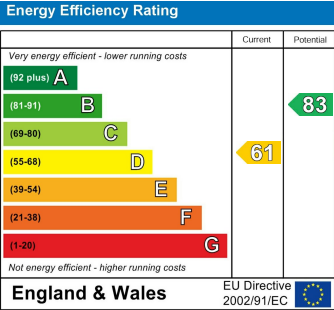
Rear

To the rear of the property is a private enclosed garden with a lawn, various plants and shrubs, a garden shed and panelled fencing

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.





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Approx. Gross Internal Area of the Ground floor:  
**447.03 Sq Ft - 41.53 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**895.45 Sq Ft - 83.19 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**448.42 Sq Ft - 41.66 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**895.45 Sq Ft - 83.19 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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