

# HoldenCopley

PREPARE TO BE MOVED

Tiverton Close, Hucknall, Nottinghamshire NG15 6JT

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Guide Price £170,000 - £175,000

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GUIDE PRICE: £170,000 - £175,000

LOCATION, LOCATION, LOCATION...

This three bedroom semi-detached house is situated in a quiet cul-de-sac location within reach of various schools, local amenities and excellent transport and commuting links. This extended property boasts spacious accommodation whilst offering plenty of potential, making it a great purchase for any growing family. To the ground floor is a good sized living room with a further reception room, a modern kitchen diner and a conservatory. The first floor offers two double bedrooms and a single bedroom serviced by a three-piece bathroom suite benefiting from underfloor heating. Outside there are low maintenance gardens to the front and rear along with a wood built shed, a breeze block built shed, a garage and a driveway.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Kitchen Diner
- Two Reception Rooms
- Conservatory
- Owned Solar Panels
- Bathroom With Jacuzzi Style Bath
- Boarded Loft With Drop Down Ladder & Houses Boiler
- Low Maintenance Gardens
- Driveway & Garage





GROUND FLOOR

Hall

The hall has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and coving to the ceiling

Living Room

15'1" x 11'1" (4.6 x 3.4)

The living room has a UPVC double glazed bay window to the front elevation, laminate flooring, a radiator, TV point, coving to the ceiling, wall light fixtures and a decorative mantelpiece

Kitchen / Diner

18'4" x 9'10" (5.6 x 3.0)

The kitchen has a range of fitted gloss base and wall units with worktops and a breakfast bar, under cabinet lighting, a farmhouse style sink with mixer tap, an integrated oven, a gas hob with an extractor fan and stainless steel splash back, plinth lighting, space for a fridge freezer, space for a washing machine / dishwasher, tile effect and carpeted flooring, coving to the ceiling, a UPVC double glazed window to the rear elevation and an open arch to the snug

Snug

10'2" x 11'1" (3.1 x 3.4)

This area has a UPVC double glazed window to the side elevation, carpeted flooring and a radiator

Conservatory

11'1" x 14'9" (3.4 x 4.5)

The conservatory has carpeted flooring, a radiator, a fitted base unit with a rolled edge worktops, space and plumbing for a washing machine, exposed internal brick walls, a radiator, white PVC ceiling, a range of UPVC double glazed windows to the side and rear elevation and two UPVC doors to give front and rear access

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted and laminate flooring, a recessed alcove, an in-built cupboard, coving to the ceiling, access to a boarded loft with lighting via a drop down ladder and provides access to the first floor accommodation

Master Bedroom

10'2" x 11'5" (3.1 x 3.5)

The main bedroom has a UPVC double glazed window to the front elevation, laminate flooring, a radiator and coving to the ceiling

Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

The second bedroom has a UPVC double glazed window to the rear elevation, laminate flooring, a radiator and coving to the ceiling

Bedroom Three

8'2" x 8'2" (2.5 x 2.5)

The third bedroom has a UPVC double glazed window to the front elevation, laminate flooring, coving to the ceiling, radiator and an in-built cupboard

Bathroom

8'2" x 7'6" (2.5 x 2.3)

The bathroom has a dual flush concealed W/C with a vanity unit wash basin, a Jacuzzi style bath with a handheld shower head and a overhead double power shower, a bi-folding shower screen, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, underfloor heating and a UPVC double glazed mirrored glass window to the rear elevation

OUTSIDE

Front

To the front is a low maintenance garden with gated access to the property

Rear

To the rear of the property is a private enclosed low maintenance garden with paved patio, a wood built shed with power points and shelving, a breeze block built shed, access to the garage and off road parking

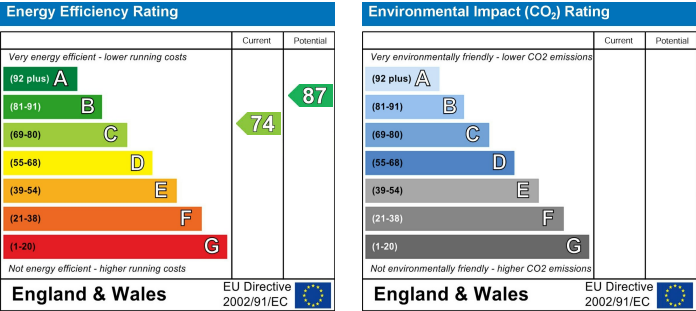
Garage

The garage has electricity and lighting

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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**HoldenCopley**  
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Tiverton : Ground floor

Tiverton : 1st floor



Approx. Gross Internal Area of the Ground floor:  
**672.85 Sq Ft - 62.51 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1111.37 Sq Ft - 103.25 Sq M**

Approx. Gross Internal Area of the 1st floor:  
**438.52 Sq Ft - 40.74 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1111.37 Sq Ft - 103.25 Sq M**

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