

HoldenCopley

PREPARE TO BE MOVED

Betts Avenue, Hucknall, Nottinghamshire NG15 6UP

Guide Price £170,000

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GUIDE PRICE: £170,000 - £180,000

NO UPWARD CHAIN...

This three bedroom townhouse house boasts spacious accommodation spanning across three floors, making it a great purchase for any growing family or an investor. This property is situated in a quiet cul-de-sac within a popular location and has easy access to various local amenities, transport links into the City Centre and great schools. To the ground floor is an entrance hall, a W/C, a modern kitchen and a spacious living room . The first floor carries two good sized bedrooms serviced by a three piece bathroom suite. To the second floor is the master bedroom benefiting from plenty of storage space and a modern en-suite. Outside to the front is on street parking and a dedicated car parking space providing side access to the rear garden. To the rear is a private enclosed, low maintenance garden.

MUST BE VIEWED





- Three Storey Town House
- Three Bedrooms
- Open Plan Kitchen/Living Room
- Ground Floor W/C
- Well Presented
- Modern Kitchen
- En-suite & Bathroom
- Low Maintenance Garden
- Freehold
- No Upward Chain





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a wall mounted radiator and provides access into the accommodation

W/C

This space has a low level flush W/C, a wall mounted radiator, a pedestal wash basin, tiled splashback, an extractor and a UPVC double glazed window to the front elevation

Kitchen

10'11" x 6'3" (3.34 x 1.92)

The kitchen has a range of fitted wall and base units with worktops, an integrated oven with a gas hob and extractor, an integrated washing machine, an integrated dishwasher, integrated fridge and freezer units, a stainless steel sink and a half with mixer taps and a drainer, tiled splashback and a UPVC double glazed window to the front elevation

Living Room

14'7" x 12'11" (4.47 x 3.95)

The living room has carpeted flooring, a wall mounted radiator, a TV point, UPVC double glazed windows and double French doors to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a wall mounted radiator, an in-built cupboard and carpeted stairs leading to the first floor accommodation

Bedroom Two

12'10" x 9'8" (3.93 x 2.96)

The second bedroom has carpeted flooring, a wall mounted radiator and two UPVC double glazed windows to the rear elevation

Bedroom Three

12'10" x 7'6" (3.93 x 2.31)

The third bedroom has carpeted flooring, a wall mounted radiator and two UPVC double glazed windows to the front elevation

Bathroom

6'6" x 6'2" (1.99 x 1.89)

The bathroom has a low level flush W/C, a pedestal wash basin, part tiled walls, a panelled bath with a wall mounted shower, a shower screen, an electrical shaving point, extractor fan and a heated towel rail

SECOND FLOOR

Master Bedroom

22'2" x 9'5" (6.78 x 2.88)

The master bedroom has carpeted flooring, two wall mounted radiators, in-built wardrobes, access to an en-suite, access to a loft, a Velux window to the rear elevation and a UPVC double glazed window to the front elevation

En-Suite

6'11" x 6'11" (2.13 x 2.11)

The en-suite has a low level flush W/C, a pedestal wash basin, tiled splashback, a corner fitted shower enclosure, an electrical shaving point, an extractor fan, eaves storage and a Velux window to the rear elevation

OUTSIDE

Front

To the front of the property is a low maintenance garden with gated access, a paved area, a range of plants and shrubs and a dedicated car parking space providing side access to the rear garden

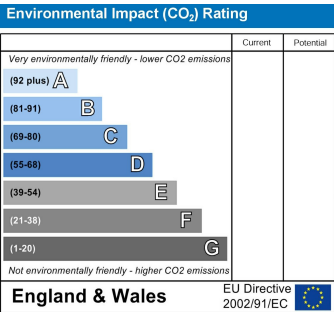
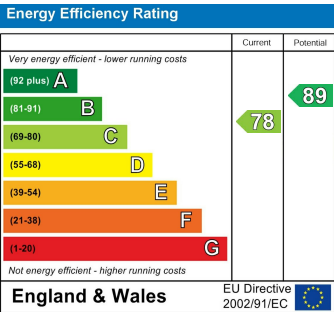
Rear

To the rear of the property is a low maintenance private garden with a decking area, a shed and panelled fencing

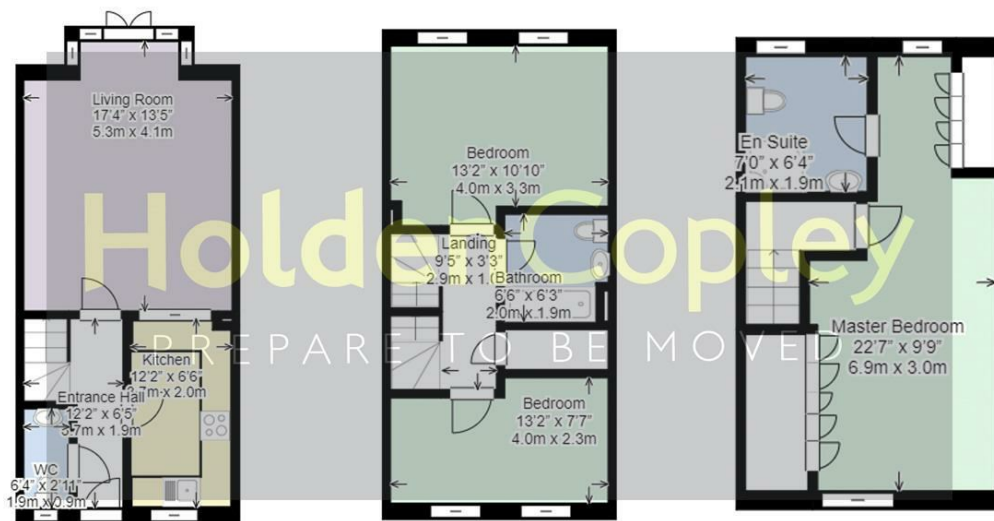
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Approx. Gross Internal Area of the Ground floor:
365.87 Sq Ft - 33.99 Sq M

Approx. Gross Internal Area of the Entire Property:
975.75 Sq Ft - 90.65 Sq M

Approx. Gross Internal Area of the 1st floor:
336.7 Sq Ft - 31.28 Sq M

Approx. Gross Internal Area of the Entire Property:
975.75 Sq Ft - 90.65 Sq M

Approx. Gross Internal Area of the 2nd floor:
273.19 Sq Ft - 25.38 Sq M

Approx. Gross Internal Area of the Entire Property:
975.75 Sq Ft - 90.65 Sq M

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