

# HoldenCopley

PREPARE TO BE MOVED

Magdalene Way, Hucknall, Nottinghamshire NG15 7DJ

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Asking Price £160,000

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## NO UPWARD CHAIN...

This semi detached bungalow would be a great purchase for someone looking to downsize or lose the stairs as the property is being sold to the market with no upward chain and is ready to move straight in! Situated in a quiet cul-de-sac location within reach to the various local amenities Hucknall has to offer along with excellent transport links including Hucknall Train Station and bus stops. Internally the accommodation comprises of an entrance hall with a cloak cupboard, a good sized living room, a kitchen, two bedrooms and a conservatory. Outside to the front is a driveway providing ample off road parking for two vehicles and to the rear is a private enclosed low maintenance garden.

MUST BE VIEWED







- Semi Detached Bungalow
- Two Bedrooms
- Good Sized Living Room
- Insulated Conservatory
- Wet Room
- No Upward Chain
- Driveway For Two Vehicles
- Low Maintenance Garden
- Close To Hucknall Town Centre
- Conservatory Roof Recently Replaced











## ACCOMMODATION

### Entrance Hall

The entrance hall has in-built cupboards, tiled flooring, a radiator, a loft hatch and provides access into the accommodation

### Kitchen

8'8" x 7'10" (2.66 x 2.40)

The kitchen has a range of base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with an electric hob and extractor fan, a freestanding washer / dryer, space for a fridge freezer, a radiator, tiled flooring, tiled splash back and a double glazed window to the front elevation

### Living Room

15'9" x 10'1" (4.82 x 3.09)

The living room has a double glazed square bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a TV point and a feature fireplace

### Bedroom One

11'11" x 9'3" (3.64 x 2.84)

The main bedroom has a double glazed window to the rear elevation, a radiator, carpeted flooring and double french doors to the conservatory

### Conservatory

16'5" x 7'10" (5.02 x 2.39)

The conservatory has carpeted flooring, a radiator, a polycarbonate roof, a range of double glazed windows to the rear elevation and a sliding patio door to the garden

### Bedroom Two / Diner

8'7" x 7'3" (2.64 x 2.22)

This room has a radiator, carpeted flooring and a double french doors to the conservatory

### Bathroom

6'2" x 5'7" (1.89 x 1.71)

The bathroom has a low level flush WC, a pedestal wash basin, a walk in shower with a bi-folding shower screen, floor to ceiling tiles, a radiator and a double glazed window to the side elevation

## OUTSIDE

### Front

To the front of the property is a driveway for two vehicles

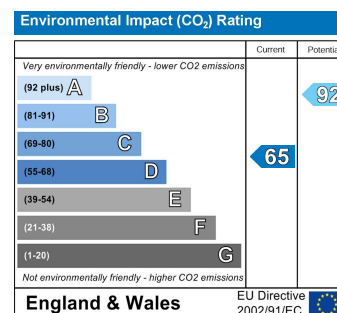
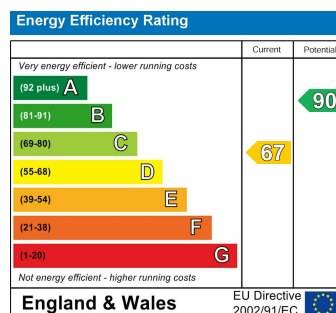
### Rear

To the rear of the property is a low maintenance garden with patio, an artificial lawn, a range of plants and shrubs and fence panelling

## DISCLAIMER

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