

# HoldenCopley

PREPARE TO BE MOVED

Polperro Way, Hucknall, Nottinghamshire NG15 6JX

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Guide Price £150,000

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IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY...

GUIDE PRICE £150,000 - £170,000

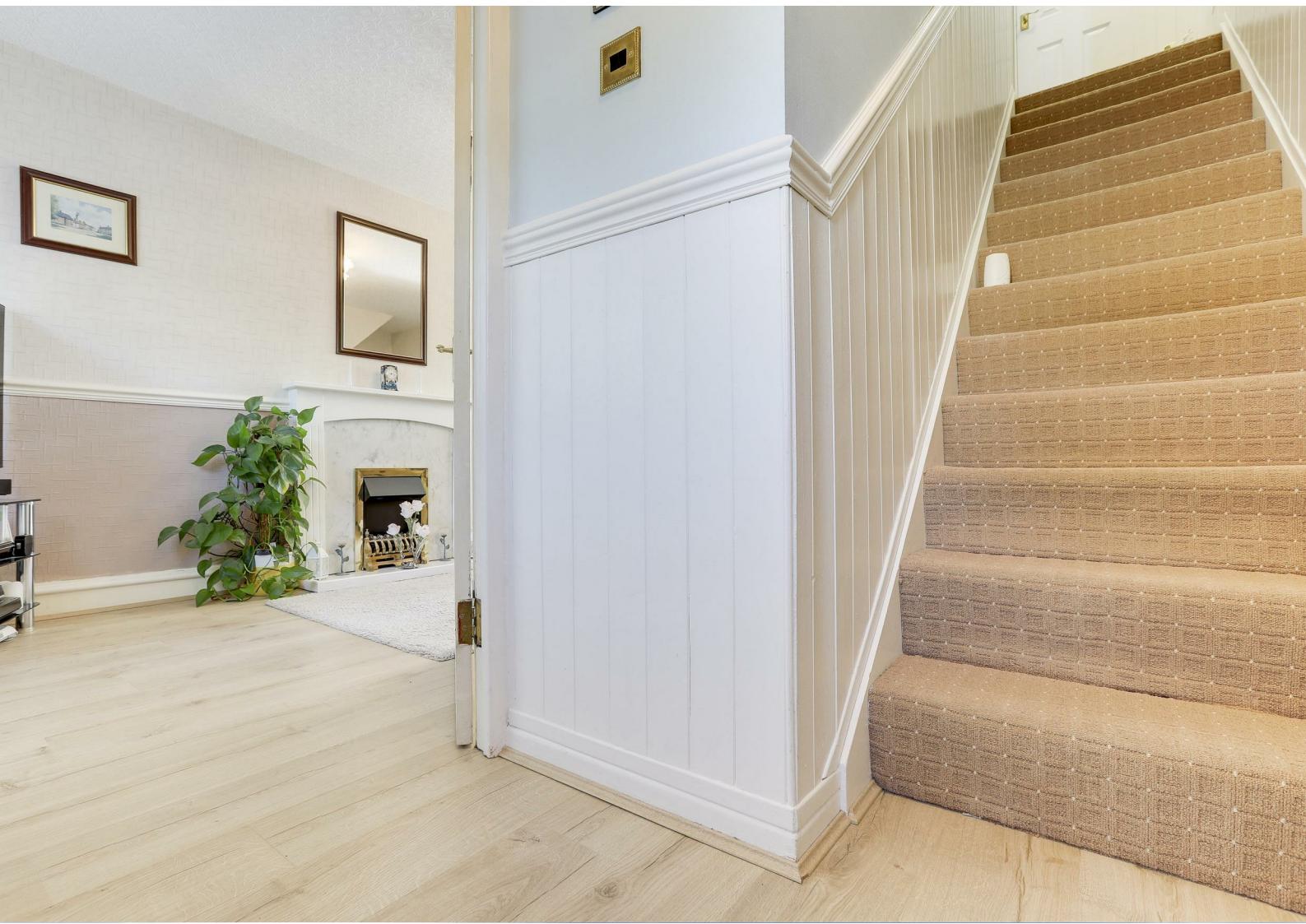
This beautifully presented mid-terraced townhouse is the perfect purchase for a variety of buyers, whether you're taking your first step onto the property ladder or looking to downsize. Immaculately maintained and stylishly decorated throughout, this property is ready for you to move straight in and enjoy. Tucked away in a quiet, sought-after location, it offers excellent access to a range of local amenities, scenic countryside walks, and fantastic transport links, including convenient access to the M1 motorway for effortless commuting. To the ground floor, you're welcomed by an entrance hall featuring innovative Smart Space lift-stair storage, leading into a spacious living room with a charming feature fireplace. The heart of the home is the modern kitchen diner, complete with sliding patio doors that open onto the rear garden — perfect for entertaining. Upstairs, the first floor offers two generously sized bedrooms, both serviced by a contemporary shower suite. The property also benefits from a boarded loft space, providing additional storage. Outside, the rear enjoys a decked and patio area, ideal for relaxing or hosting guests. A versatile shed with power supply is currently being used as a utility space, and ample on-street parking is available.

MUST BE VIEWED





- Mid-Terraced House
- Two Good-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Replaced Shower Suite
- Boarded Loft With Drop-Down Ladder
- Ample Storage Space
- Low Maintenance Garden
- Shed With Electricity Supply & Lighting - Great For Utility Space
- Popular Location





## GROUND FLOOR

### Entrance Hall

5'4" x 4'11" (1.64m x 1.51m)

The entrance hall has wood-effect laminate flooring, panelled walls, a wall-mounted security alarm panel, an in-built storage cupboard, carpeted stairs with smart space lift-up stair storage solutions, and a single UPVC door providing access into the accommodation.

### Living Room

15'3" x 13'0" (max) (4.65m x 3.97m (max))

The living room has a UPVC double-glazed window to the front elevation, wood laminate flooring, a dado rail, a radiator, a TV point, a feature fireplace with a decorative surround, and an open arch leading into the kitchen diner.

### Kitchen / Diner

12'11" x 9'4" (3.95m x 2.85m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a composite sink and a half with a mono mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge, space for a dining / breakfast table, wood laminate flooring, a dado rail, a radiator, tiled splashback, a UPVC double-glazed window to the rear elevation, and a double-glazed sliding patio door opening out to the rear garden.

## FIRST FLOOR

### Landing

8'11" x 6'1" (max) (2.72m x 1.86m (max))

The landing has carpeted flooring, panelled walls, an in-built storage cupboard, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a recently installed drop-down ladder.

### Bedroom One

13'6" x 9'10" (4.14m x 3.02m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a dado rail, coving to the ceiling, and a fitted sliding mirrored door wardrobe.

### Bedroom Two

11'2" x 6'8" (3.41m x 2.04m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a dado rail, coving to the ceiling, and a radiator.

### Shower Suite

8'0" x 5'11" (2.46m x 1.82m)

The shower suite has a concealed dual flush W.C. combined with a vanity unit wash basin and fitted storage, a corner-fitted shower enclosure with a mains-fed shower, laminate flooring, fully tiled walls, a panelled ceiling, a wall-mounted mirror and electrical Shaving point, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a gravelled garden with external lighting and a patio pathway.

### Rear

To the rear of the property is a private enclosed low maintenance garden with a combination of patio and decked areas, external lighting, an outdoor tap, a shed - which benefits from having electricity supply and lighting, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

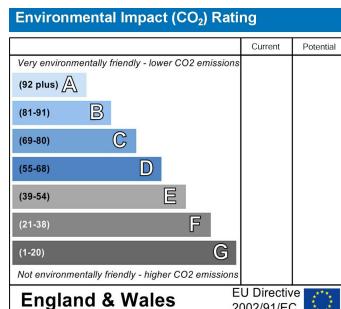
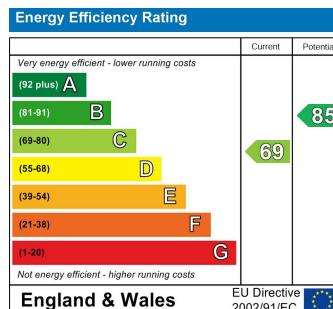
The vendor has advised the following:

Property Tenure is Freehold

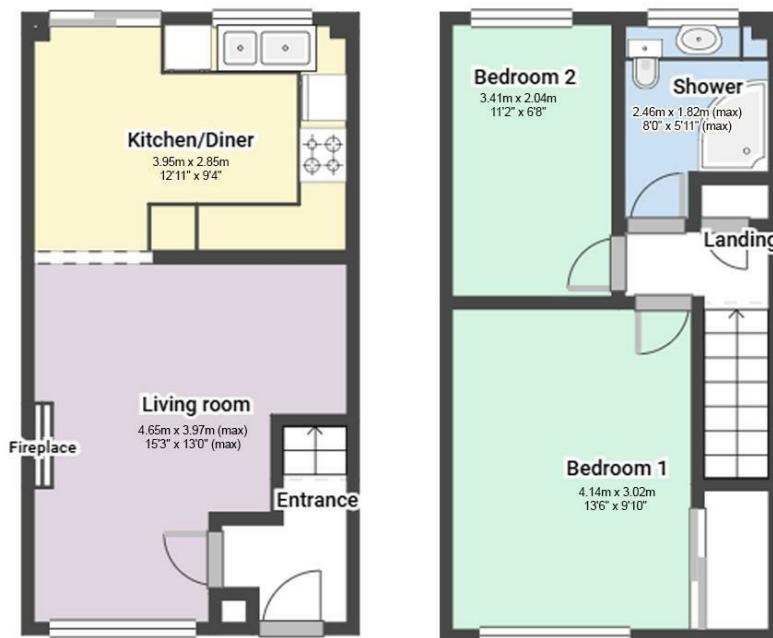
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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