

# HoldenCopley

PREPARE TO BE MOVED

Long Hill Rise, Hucknall, Nottinghamshire NG15 6GN

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**Guide Price £190,000**

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GUIDE PRICE: £190,000 - £200,000

## POPULAR LOCATION

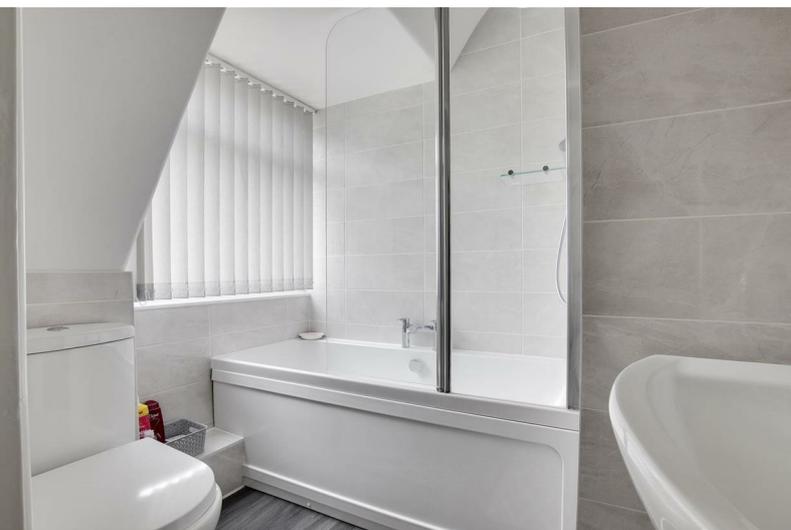
This three bedroom semi detached house is situated in a popular location only a short distance from Hucknall Town Centre, various schools and excellent transport links. The property offers plenty of space and potential throughout making it the perfect purchase for any first time or family buyer alike.

To the ground floor there is an entrance hall, a WC, a lounge, a dining room, a kitchen and a conservatory.

The first floor carries three bedrooms serviced by the four piece bathroom suite.

Outside to the front of the property is a driveway providing ample off road parking and to the rear is a private generous sized garden.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Four Piece Bathroom Suite
- Conservatory
- Private Enclosed Garden
- Driveway
- Freehold
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has a radiator and provides access into the accommodation

### WC

The WC has a low level flush WC, a hand wash basin, part tiled walls, wood effect flooring and a window

### Living Room

13'5" x 10'11" (4.09 x 3.33)

The living room has a feature fireplace, a TV point and a double glazed bay window

### Kitchen

12'0" x 9'1" (3.67 x 2.79)

The kitchen has a range of base and wall units, a sink and a half with mixer taps, an integrated oven, a hob with an extractor fan, an integrated fridge, an integrated freezer, an integrated dishwasher, part tiled walls, a storage cupboard and a double glazed window

### Back Porch

The back porch has a door leading to the rear garden and access into the two store rooms

### Store Rooms

### Dining Room

11'11" x 11'10" (3.64 x 3.63)

The dining room has space for a dining table and a radiator

### Conservatory

11'10" x 10'3" (3.62 x 3.13)

The conservatory has a radiator, a range of double glazed windows and patio doors leading to the rear garden

## FIRST FLOOR

### Landing

The landing has a double glazed window and provides access to the first floor accommodation

### Master Bedroom

13'4" x 10'10" (4.08 x 3.31)

The main bedroom has a radiator and a double glazed window

### Bedroom Two

11'10" x 10'6" (3.63 x 3.21)

The second bedroom has a storage cupboard, a loft hatch, wood effect flooring, a radiator and a double glazed window

### Bedroom Three

9'2" x 9'1" (2.80 x 2.78)

The third bedroom has wood effect flooring, a radiator and a double glazed window

### Bathroom

6'9" x 5'5" (2.06 x 1.67)

The bathroom has a low level flush WC, a hand wash basin, a bath, a shower enclosure with an overhead shower, tiled walls, a chrome heated towel rail and a double glazed window

## OUTSIDE

### Front

To the front of the property is gravel, a range of plants and shrubs and a driveway providing ample off road parking

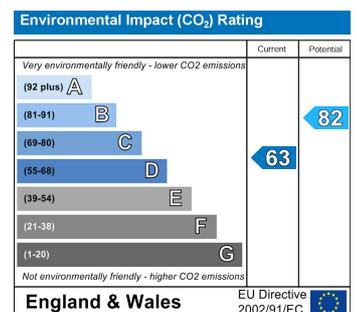
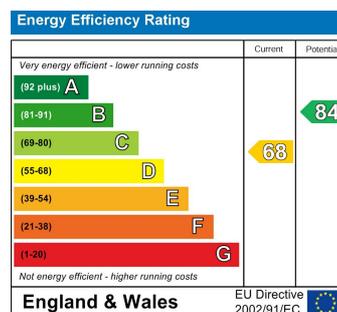
### Rear

To the rear of the property is a private enclosed garden with a lawn, patio areas and a range of plants and shrubs

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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknaloffice@holdencopley.co.uk](mailto:hucknaloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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