

HoldenCopley

PREPARE TO BE MOVED

Avon Avenue, Hucknall, Nottinghamshire NG15 6FS

Offers Over £225,000 - £245,000

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OFFERS OVER £225,000

PERFECT FIRST TIME BUY...

This three bedroom demi-detached house is the perfect purchase for any first time buyer or growing family alike as it boasts spacious accommodation and is well presented throughout making it ready to move in. Situated in close proximity of the popular Hucknall benefiting from a range of eateries, shops, country parks and excellent transport links into the City Centre. To the ground floor is a fitted kitchen and a spacious living room. To the first floor are three good sized bedrooms serviced by a three-piece bathroom suite. Outside to the front is a driveway providing access to off-road parking and to the rear is a well maintained lawn with multiple seating areas and a garage providing additional parking.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Road Parking
- Council Tax B
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hall

5'11" x 12'6" (1.82m x 3.82m)
The hall has wood effect flooring, a radiator, an in-built cupboard, carpeted stairs, a single UPVC door with obscure windows and provides access into the accommodation

Kitchen

10'6" x 12'5" (3.22m x 3.81m)
The kitchen has fitted base and wall units with rolled edge worktops, an integrated oven with a gas hob and an integrated extractor fan, an integrated dishwasher, a stainless steel sink with a mixer tap and drainer, a breakfast bar, tiled floors, partially tiled walls, a radiator, two UPVC double glazed windows and a single UPVC door providing access to the side of the property

FIRST FLOOR

Landing

5'11" x 7'8" (1.82m x 2.35m)
The landing has carpeted flooring, a radiator, an in-built cupboard, a loft hatch and provides access to the first floor accommodation

Living Room

11'5" x 17'0" (3.50m x 5.19m)
The living room has carpeted flooring, two radiators, a feature fireplace, a TV point, coving to the ceiling and sliding French UPVC door providing access into the garden

Master Bedroom

10'5" x 10'7" (3.20m x 3.24m)
The main bedroom has wood effect flooring, a radiator, coving to the ceiling, floor to ceiling wardrobes and a UPVC double glazed window to the front elevation

Bedroom Two

11'7" x 9'9" (3.55m x 2.98m)
The second bedroom has wood effect flooring, a radiator, a TV point and a UPVC double glazed window to the rear elevation

Bedroom Three

8'5" x 6'11" (2.59m x 2.11m)
The third bedroom has wood effect flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bathroom

5'6" x 5'10" (1.68m x 1.80m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed waterfall shower and glass panel, wood effect flooring, partially tiled walls, a radiator and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a driveway providing access to off-road parking

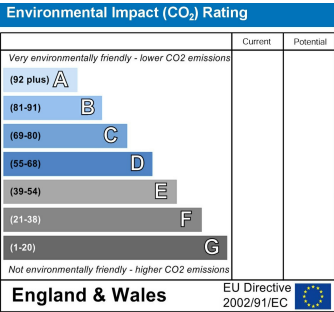
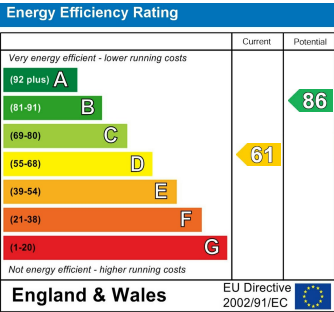
Rear

To the rear of the property is a well maintained lawn, a variety of plants and shrubs, a patio area, a decking area, a garage, panelled fencing and outdoor lighting

DISCLAIMER

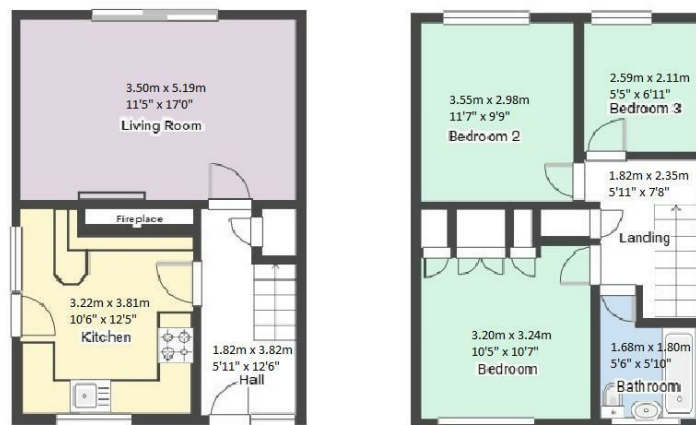
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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