

# HoldenCopley

PREPARE TO BE MOVED

Derbyshire Lane, Hucknall, Nottinghamshire NG15 7GB

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Guide Price £150,000

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\*\* Guide Price £150,000 - £160,000 \*\*

### LOCATION, LOCATION, LOCATION

This three storey Victorian terraced house would make the perfect home for a range of buyers as the property has an abundance of space throughout. It could benefit from some modernisation but offers plenty of potential.

The property is situated in a popular location, just a stones throw away from excellent transport links including Hucknall Train Station, various shops and local amenities.

To the ground floor is a galley style kitchen alongside two reception rooms.

The first floor carries two bedrooms serviced by the bathroom and the second floor has an additional two double bedrooms.

Outside to the front is on street parking and to the rear is a low maintenance courtyard style garden with an outhouse.

NO UPWARD CHAIN

\*360° VIRTUAL TOUR AVAILABLE\*

MUST BE VIEWED







- Victorian Style Terraced House
- Four Double Bedrooms
- Galley Style Kitchen
- Two Reception Rooms
- Courtyard Style Garden
- Popular Location
- Excellent Transport Links Closeby
- Plenty Of Potential
- 360° Virtual Tour Available
- No Upward Chain











GROUND FLOOR

Entrance Hall

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

Living Room

11'11" x 11'3" (3.64 x 3.45)  
The lounge has a double glazed window, a TV point, a gas fireplace and a radiator

Dining Room

12'5" x 11'4" (3.79 x 3.47)  
The dining room has a double glazed window, a TV point and a gas fireplace

Kitchen

19'7" x 7'1" (5.99 x 2.18)  
The kitchen has a range of base and wall units, a sink and a half with mixer taps, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator, space for a dining area, part tiled walls, two double glazed windows and access to the rear

FIRST FLOOR

Landing

The landing has a radiator and provides access into the first floor accommodation

Master Bedroom

14'4" x 11'11" (4.38 x 3.64)  
The main bedroom has a double glazed window and a radiator

Bedroom Two

11'8" x 9'7" (3.58 x 2.94 )  
The second bedroom has a double glazed window and a radiator

Bathroom

8'1" x 5'9" (2.47 x 1.77)  
The bathroom has a low level flush WC, a hand wash basin, a bath with an overhead shower, a double glazed window, part tiled walls, a built in storage cupboard and a radiator

SECOND FLOOR

Landing

The upper landing provides access to the second floor accommodation

Bedroom Three

14'4" x 11'11" (4.38 x 3.64)  
The third bedroom has a double glazed window and a radiator

Bedroom Four

14'4" x 11'11" (4.38 x 3.65)  
The fourth bedroom has a Velux window, a storage cupboard and a radiator

OUTSIDE

Front

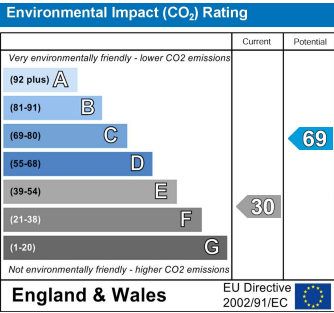
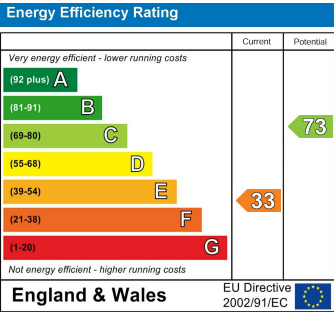
To the front of the property is on street parking

Rear

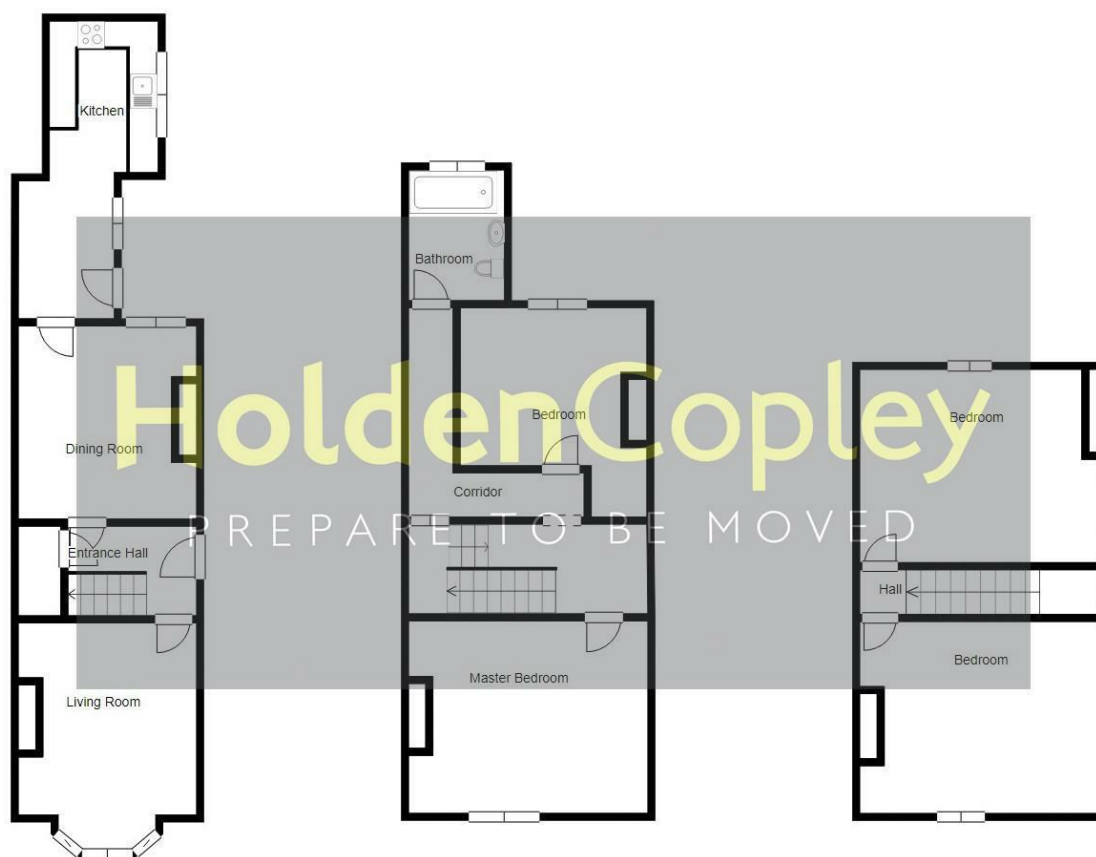
To the rear of the property is a low maintenance garden with an outhouse

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