



Shortwood Avenue
Hucknall Nottingham



Shortwood Avenue Hucknall Nottingham NG15 6DA

for sale offers in excess of
£230,000



Property Description

Do not miss out on this well-presented three-bedroom semi-detached property, ideal for growing families.

The property has huge amounts to offer with an Entrance Porch, Hallway, spacious Lounge, Kitchen Diner, Conservatory, Utility and Downstairs WC. To the first floor there are the three bedrooms and family bathroom with separate WC. To the exterior of the property is a Driveway and Garage and at the rear is a lovely garden which has a patio seating area and mainly laid to lawn.

Call on 0115 968 0528 to arrange a viewing.

Entrance Porch

Accessed via UPVC door leading into the porch, double glazed window to the front and side elevation, tiled flooring and door to the entrance hallway.

Hallway

Having a radiator, understairs storage cupboard with half glazed wooden door.

Lounge

14' 1" x 10' 5" (4.29m x 3.17m)
Having double glazed bay window to the front elevation, a radiator, fireplace with mantle over.

Kitchen/ Diner

8' 7" x 16' 10" (2.62m x 5.13m)
Having tiled flooring, pantry, a radiator, double glazed window to the rear elevation, wall and base units with quartz work surfaces over, splashbacks, gas hob and electric oven, inset one and a half bowl sink unit, twin, removable, double glazed doors leading into the conservatory.

Utility Room

7' 4" x 12' (2.24m x 3.66m)
Having space for fridge, a radiator, wall units, plumbing for washing machine and dishwasher, tiled flooring and UPVC door to the side elevation.

Downstairs W.C

Having low level W.C, wash hand basin and double glazed obscured window to the rear elevation.

Conservatory

12' 1" x 9' 4" (3.68m x 2.84m)
Being of UPVC and brick construction with power supply, laminate flooring and double opening French doors to the side.

First Floor

Having double glazed window to the side elevation.

Bedroom One

10' 4" x 10' 2" (3.15m x 3.10m)
Having double glazed window to the front elevation, a radiator and mirror front wardrobes.

Bedroom Two

8' 9" x 10' 6" (2.67m x 3.20m)

Having double glazed window to the rear elevation and a radiator.

Bedroom Three

6' x 6' 11" (1.83m x 2.11m)

Having double glazed obscured window to the side elevation, a radiator and over stairs storage.

Bathroom

Having double glazed window to the rear elevation, bath with mains fed shower over, pedestal wash hand basin, chrome heated towel rail and extractor fan.

Separate W.C

Having low level W.C and double glazed obscured window to the rear elevation.

Outside

To the rear the garden is mainly laid to lawn with a patio area, outside tap, outside power supply and gated rear and side access.

To the front of the property is a concrete driveway providing off road parking.

Garage

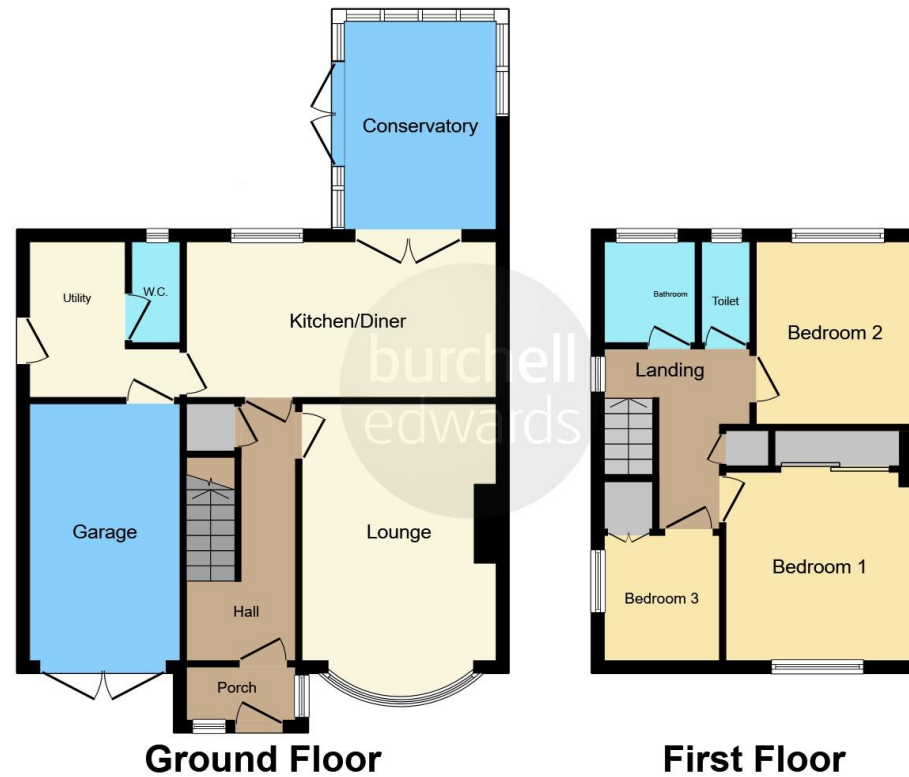
16' 1" x 8' 1" (4.90m x 2.46m)

Having access from the utility room and twin swing door access to the front. Inclusive of lighting and power supply for a tumble dryer.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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