

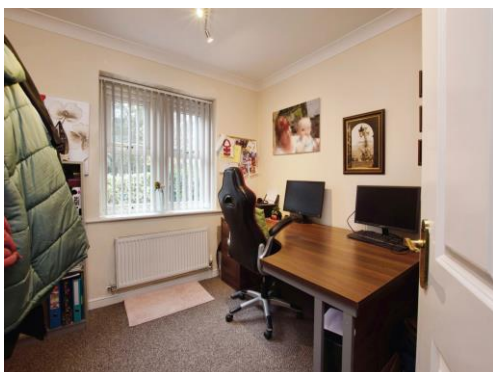


Betts Avenue  
Hucknall Nottingham



# Betts Avenue Hucknall Nottingham NG15 6UP

for sale  
**£260,000**



## Property Description

**MUST BE VIEWED** - This spacious mid terrace town house is set over three floors and offers spacious accommodation on all levels.

On the ground floor there is an entrance hallway, WC, study and spacious re-fitted kitchen diner with integrated appliances and snug seating area having French doors leading out to the rear garden.

On the first floor there is a lounge and double bedroom plus family bathroom with a further three bedrooms the master having en-suite shower room on the second floor.

Outside there is front foregarden and enclosed easy maintenance rear garden with accessway leading to the off road parking spaces

## Entrance Hallway

Entered into via UPVC front door with laminate flooring and central heating radiator.

## Downstairs W.C

Having a low level W.C, wash hand basin, recess spot lights and extractor fan.

## Study

9' 9" x 9' 7" ( 2.97m x 2.92m )  
Having UPVC double glazed window to the front elevation and central heating radiator.

## Open Plan Kitchen/ Diner

17' 4" Max x 14' 6" Max ( 5.28m Max x 4.42m Max )  
Refitted kitchen having a range of modern wall, base and drawer units with complimentary work surfaces over, inset one and a half bowl sink and drainer, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated microwave, integrated electric oven and gas hob, tiled flooring, two central heating radiators, UPVC window to the rear elevation, UPVC double glazed French doors leading out to the rear garden and wall mounted central heating boiler.

## First Floor Landing

Having central heating radiator and access to:-

## Lounge

14' 7" x 10' 11" ( 4.45m x 3.33m )  
Having two UPVC double glazed windows to the front elevation, laminate flooring, TV point, two central heating radiators and coving to the ceiling.

## Bedroom Two

14' 6" x 10' 1" ( 4.42m x 3.07m )  
Having two UPVC double glazed windows and two central heating radiators.

## Bedroom Three

10' 5" x 6' 3" ( 3.17m x 1.91m )  
Having UPVC double glazed window to the rear elevation and central heating radiator.

## Bedroom Four

10' 3" x 7' 1" ( 3.12m x 2.16m )  
Having UPVC double glazed window to the rear elevation and central heating radiator.

## Bathroom

Fitted with a three piece suite comprising of panelled bath with mains fed shower over, pedestal wash hand basin and low level W.C, heated towel rail, tiled splashbacks and tiled flooring.

## Second Floor Landing

Having built-in airing cupboard and loft hatch.

## Master Bedroom

12' 8" x 9' 9" ( 3.86m x 2.97m )  
Having a range of built-in wardrobes, two central heating radiators, UPVC double glazed windows to the front elevation and access to the en suite.

## En Suite

Having a built-in mains fed shower cubicle, low level W.C and pedestal wash hand basin, a radiator and extractor fan.

## Outside

To the front of the property is a paved fore garden with decorative borders.

The enclosed landscaped rear garden has artificial grass, paved patio area, fenced boundaries and rear access leading to the car parking.

## Off Road Parking

Located in nearby car park with two parking spaces.



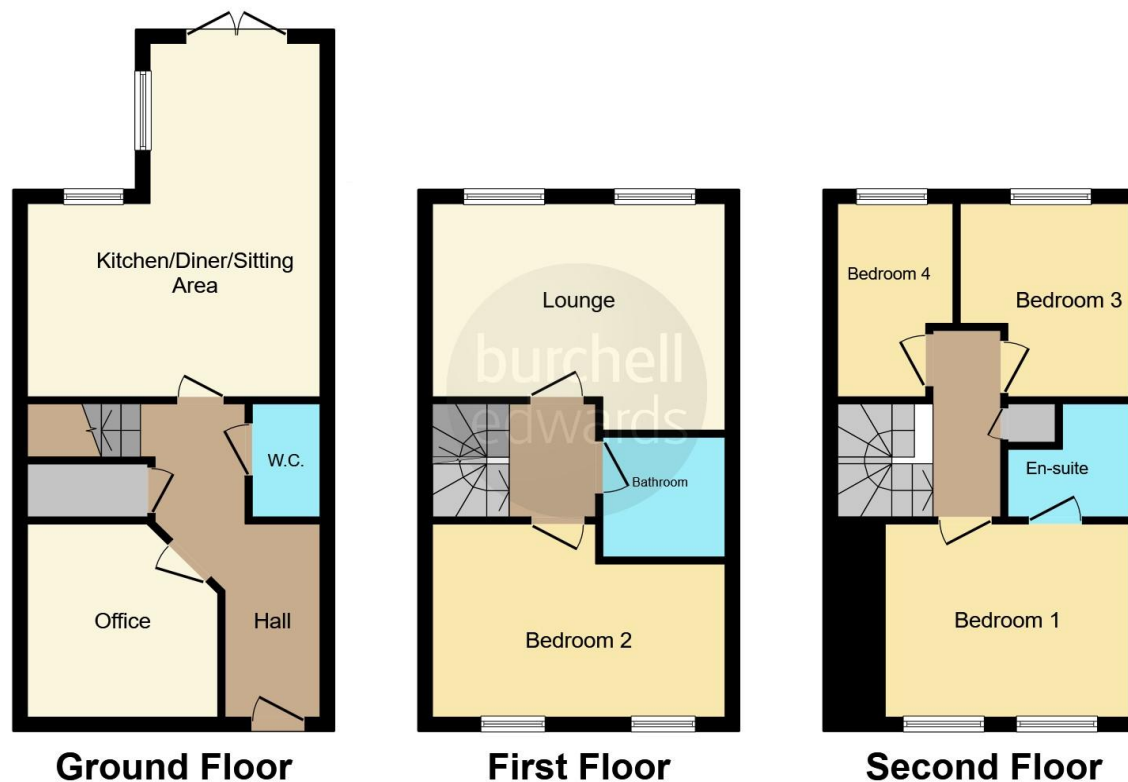












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**EPC Rating: B**

**Tenure: Freehold**

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