



Annesley Road
Hucknall NOTTINGHAM

burchell
edwards

Annesley Road Hucknall NOTTINGHAM NG15 7DR

for sale offers over
£130,000



Property Description

The property comprises of Lounge, Kitchen Diner, Utility Area, Family Bathroom Two good sized Bedrooms and Loft Room. To the rear is a low maintenance yard.

Ideally located close to excellent transport links with both tram and bus routes, a stone's throw from local shops and close to multiple local schools.

Call now to avoid disappointment! 0115 968 0528

Ground Floor

Lounge

11' 10" x 11' 1" (3.61m x 3.38m)

Accessed via the door to the front with a double glazed window to the front, radiator, laminate flooring and door to the kitchen.

Kitchen

12' 5" Plus recess x 11' 10" (3.78m Plus recess x 3.61m)

A modern fitted kitchen with a range of matching wall and base units, complementary work surfaces over with tiling to the splashbacks and an inset stainless steel sink with mixer tap over. There is a built-in electric oven with gas hob and extractor hood. With a double glazed window to the rear, door to the cellar which houses the gas and electric meter. There is also access to the utility area and door leading out to the garden.

Utility Area

Housing the boiler which was newly fitted in 2022, space and plumbing for a washing machine as well as giving access to the bathroom.

Bathroom

A modern suite fitted with a panel bath with mains fed shower over, low level W/C and vanity sink unit. With a double glazed obscure window to the rear and side and radiator.

First Floor

Landing

With access to the two bedrooms as well as stairs leading to the loft room.

Bedroom

11' 10" x 10' 11" (3.61m x 3.33m)

With a double glazed window to the front, radiator and built-in storage.

Bedroom

12' 6" x 11' 10" Plus recess (3.81m x 3.61m Plus recess)

With a double glazed window to the rear, radiator and storage cupboard.

Second Floor

Loft Room

11' 3" x 9' 4" Plus recess (3.43m x 2.84m Plus recess)

With ample storage in the eaves, added additional insulation, velux style window to the rear and radiator.

Outside

Rear

To the rear, you will find a yard offering an artificial grass seating area, side access for the bins and an outside tap.









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

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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