



Abbots Road
Hucknall Nottingham

burchell
edwards

Abbots Road Hucknall Nottingham NG15 6PB

for sale offers over
£180,000



Property Description

Chain Free! This three-bedroom semi-detached property is ideal for first time buyers and families. Ideally located in a sought-after location with easy access to local amenities with excellent transport links.

The property comprises of Entrance Lobby, Lounge, Kitchen Diner, Utility, Downstairs Family Bathroom and Three Bedrooms. To the exterior of the property is the gated front Driveway, Rear Garden with sizeable Workshop.

Viewing is essential! Call now to book!

Ground Floor

Entrance Hall

Accessed via a door to the side, with stairs rising to the first floor and a door leading into the lounge.

Lounge

12' 10" x 11' 9" (3.91m x 3.58m)

With a double glazed window to the front and door leading to the kitchen diner.

Kitchen Diner

18' 9" x 10' 1" (5.71m x 3.07m)

A modern fitted kitchen with a range of matching wall and base units with complementary work surfaces over and an inset sink and drainer unit with mixer tap over. There is a double electric oven, electric hob with extractor over, two radiators and space for a free standing fridge freezer. There are French doors leading out to the rear as well as a double glazed window to the rear and to the side. There is also a door leading to the utility room.

Utility Room

9' 8" x 4' 8" Max (2.95m x 1.42m Max)

With a double glazed window to the rear, door leading out to the rear and a door leading to the shower room.

Shower Room

Fitted with a vanity sink unit. low level W/C, chrome heated towel rail and walk-in shower with electric shower over.

First Floor

Landing

With loft access with is part boarded and access to the three bedrooms.

Bedroom One

12' 10" Plus recess x 10' 6" (3.91m Plus recess x 3.20m)

With a double glazed window to the front, sliding mirror wardrobes and radiator.

Bedroom Two

10' 5" x 9' 5" (3.17m x 2.87m)

With a double glazed window to the rear, radiator and loft access.

Bedroom Three

7' 10" x 6' 7" (2.39m x 2.01m)

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

Outside

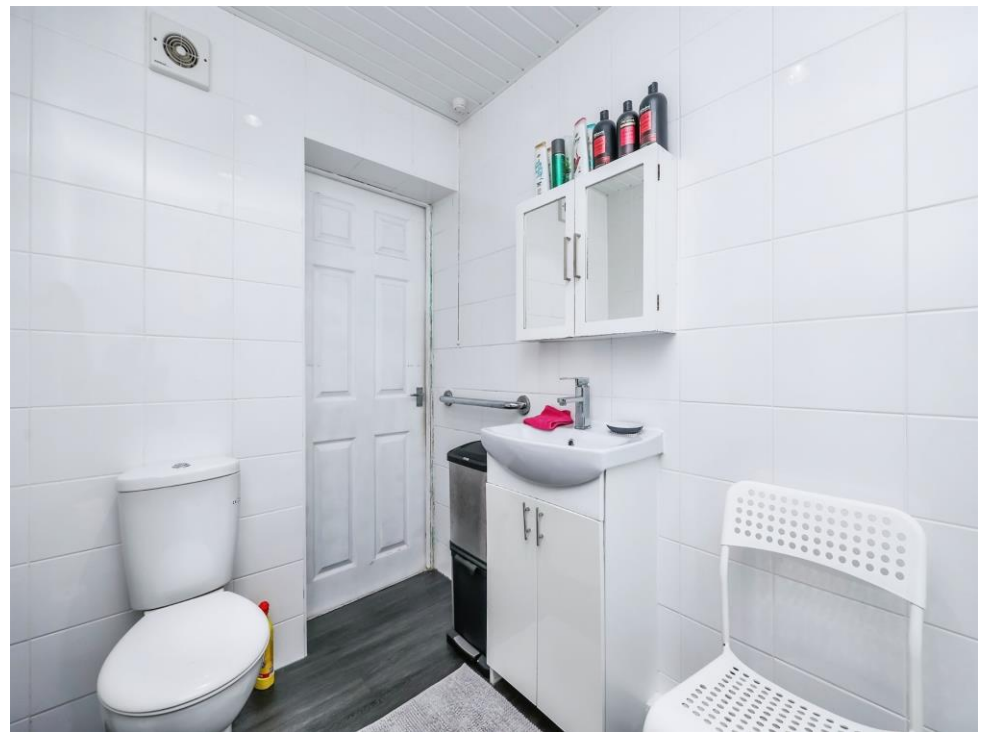
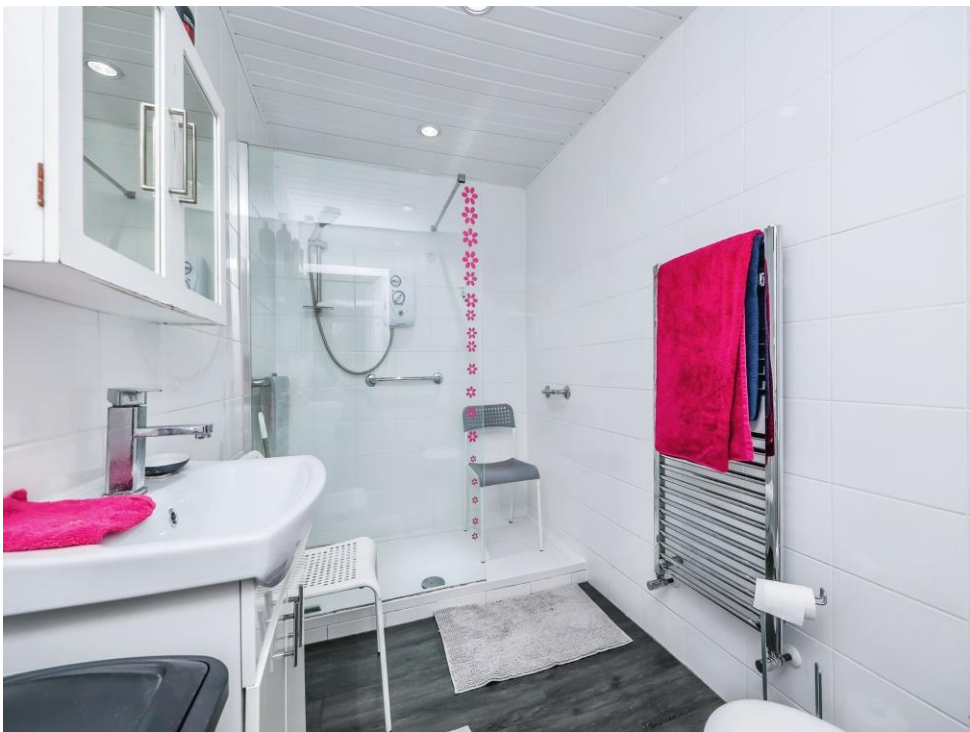
Front

With a low maintenance fore garden as well as a driveway providing off road parking.

Rear

To the rear, you will find a delightful garden offering a lawned area as well as a patio seating area. There is a spacious outbuilding which has power and lighting. There is also side access.









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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64 High Street Hucknall
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK104326



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