



Portland Road
Hucknall Nottingham

burchell
edwards

Portland Road Hucknall Nottingham NG15 7SA

for sale
£225,000



Property Description

A traditional style semi detached home which has been upgraded throughout. The property is located just a short walk away from Hucknall town centre, local amenities and great transport links (bus, train & tram)

The property offers entrance hallway, lounge with bay window, dining room, re-fitted kitchen & conservatory and on the first floor there are three well proportioned bedrooms and re-fitted bathroom.

Outside there is a front fore garden and enclosed rear garden which is easy maintenance having artificial grass.

Viewing is essential to fully appreciate the property on offer.

Lounge

12' 7" x 11' 9" (3.84m x 3.58m)

Having UPVC double glazed bay window to the front elevation, carpet flooring, a radiator and log burner.

Hallway

Accessed via UPVC door leading into the hallway where there is laminate flooring, stairs off to the first floor, double glazed obscured window, understairs storage, door to the lounge and opening to the dining room.

Dining Room

12' 7" x 12' 7" (3.84m x 3.84m)

Having laminate flooring, a radiator, coving to the ceiling, feature panelling, double glazed window to the side and double glazed window to the rear giving aspect into the conservatory.

Kitchen

20' 6" x 7' 2" (6.25m x 2.18m)

Having wall and base units with work surfaces over, tiled splashbacks, inset sink and drainer with mixer tap over, space and plumbing for a washing machine, cooker point, space for fridge freezer, space for tumble dryer, coving to the ceiling, tiled flooring and double glazed window and door to the side giving aspect and access to the conservatory.

Conservatory

10' 6" x 6' 5" (3.20m x 1.96m)

Being of UPVC build with door to the side and rear aspect.

First Floor Landing

Having carpet flooring and doors off to the bedrooms and bathroom.

Bedroom One

9' 3" x 12' 7" (2.82m x 3.84m)

Having double glazed window to the front, carpet flooring and a radiator.

Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m)

Having double glazed window to the rear carpet flooring and a radiator.

Bedroom Three

10' x 7' 2" (3.05m x 2.18m)

Having double glazed window to the rear, a radiator and carpet flooring.

Bathroom

Four piece suite comprising of a free-standing bath with mixer tap and shower attachment, corner glazed shower cubicle, low level W.C and wall mounted wash hand basin with mixer tap over, partly tiled walls, tiled flooring, heated towel rail and double glazed obscured window to the side.

Outside

To the front of the property is a gravelled frontage with boundary wall, gated access with a path to the side leading to the rear.

To the rear the garden is mainly laid with artificial lawn with two decked areas, a timber shed and enclosed with fencing.









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: D Council Tax
 Band: A

Tenure: Freehold

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