

HoldenCopley

PREPARE TO BE MOVED

Albert Street, Hucknall, Nottinghamshire NG15 7BG

Guide Price £280,000 - £300,000

Albert Street, Hucknall, Nottinghamshire NG15 7BG

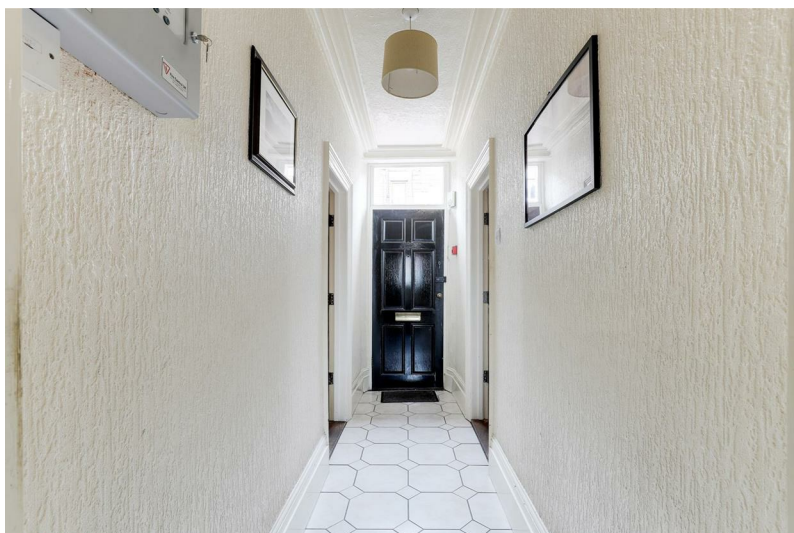


GUIDE PRICE £280,000 - £300,000

NO UPWARD CHAIN...

Located just a stone's throw away from Hucknall town centre, this mid-terrace house offers convenience with its close proximity to shops, eateries, schools, and excellent transport links. Ideal for a growing family or savvy investor, this property boasts a well-designed layout. As you step through the entrance hallway, you're greeted by three spacious double bedrooms and a modern fitted kitchen, complemented by a convenient ground floor shower room and access to the cellar, providing ample storage split into two sections. Ascending the first staircase, a living room awaits, along with a versatile sitting room seamlessly connected to an additional kitchen. The first floor also hosts a three-piece bathroom suite. Moving up to the second floor, two more generously sized double bedrooms await, with one enjoying an en-suite and walk-in closet. Outside, the front has permitted parking, while the rear of the property showcases a low-maintenance garden with patio areas, artificial grass, and raised borders. Adding to its appeal, there's a workshop offering functionality with worktops, a stainless steel sink, plumbing for a washing machine, ample storage, lighting, electrics, and easy access to the garden through two single doors.

MUST BE VIEWED





- Mid-Terraced House
- Five Bedrooms
- Living Room & Sitting Room
- Two Fitted Kitchens
- Cellar
- Three-Piece Bathroom suite & Ground Floor Three Piece Shower Room
- En-Suite To The Master Bedroom
- Low-Maintenance Rear Garden
- Close To Local Amenities.
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'2" x 8'9" (4.95 x 2.69)

The entrance hall has vinyl flooring, coving to the ceiling, and a composite door providing access into the accommodation.

Bedroom Three

13'5" x 11'11" (4.09 x 3.65)

The third bedroom has a UPVC double glazed window to the front elevation, a wall-mounted heater, and coving to the ceiling.

Bedroom Four

12'1" x 11'11" (3.70 x 3.64)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a wall-mounted heater, and carpeted flooring.

Bedroom Five

12'11" x 11'11" (3.96 x 3.64)

The fifth bedroom has a UPVC double glazed window to the front elevation, a wall-mounted heater, and carpeted flooring.

Kitchen

11'9" x 10'8" (3.60 x 3.26)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, two hobs, space for a fridge and freezer, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

Rear Hallway

5'11" x 4'9" (1.82 x 1.46)

The rear hallway has tiled flooring, partially tiled walls, and a UPVC door opening out to the rear garden.

Shower room

6'5" x 5'11" (1.97 x 1.81)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a counter sunk wash basin, a shower enclosure with a wall-mounted shower fixture, a wall-mounted heater, floor- to-ceiling tiling, and tiled flooring.

BASEMENT

Cellar

28'4" x 22'7" (8.64m x 6.9m)

The cellar is split into two sections, with lighting, a recess opening to the rear, and ample storage.

FIRST FLOOR

Upper Hall

23'9" x 8'9" (7.24 x 2.67)

The upper hall has two UPVC double glazed windows to the front and rear elevation, a wall-mounted heater, coving to the ceiling, wood-effect flooring, and provides access to the first floor accommodation.

Living room

13'5" x 11'11" (4.09 x 3.65)

The living room has a UPVC double glazed window to the front elevation, a TV point, a wall-mounted heater, and carpeted flooring.

Sitting room

13'5" x 12'0" (4.11 x 3.66)

The sitting room has a UPVC double glazed window to the front elevation, a wall-mounted heater, carpeted flooring, and open access into the kitchen.

Kitchen

11'10" x 10'7" (3.62 x 3.25)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a mixer tap and drainer, space for a freestanding cooker, space for a dining table, a recessed bricked chimney breast, a wall-mounted heater, tiled splashback wood-effect flooring, and a UPVC double glazed window to the rear elevation.

Bathroom

11'11" x 10'10" (3.64 x 3.32)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a wood panelled bath with a wall-mounted electric shower fixture, an in-built cupboard, a wall-mounted heater, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Landing

3'7" x 2'8" (1.10 x 0.83)

The landing has carpeted flooring, and access to the second floor accommodation.

Master Bedroom

16'0" x 11'11" (4.89 x 3.40)

The main bedroom has a Velux window, eaves storage, a wall-mounted heater, wood beamed ceiling, carpeted flooring, and access into the en-suite.

En-Suite

7'1" x 3'7" (2.17 x 1.11)

The en-suite has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a wall-mounted water heater, a dado rail, and vinyl flooring.

Walk In Closet

8'7" x 3'7" (2.63 x 1.11)

This space has lighting, various shelving, wood-effect walls and ceiling, and vinyl flooring.

Bedroom Two

16'3" x 11'8" (4.97 x 3.58)

The second bedroom has a Velux window, eaves storage, a wall-mounted heater, a dado rail, wood beamed ceiling, and carpeted flooring.

OUTSIDE

Front

The front has access to permit parking.

Rear

To the rear of the property is a low-maintenance garden with patio areas, artificial grass, raised borders, and access into the workshop.

Workshop

12'6" x 9'4" (3.82 x 2.85)

This space has worktops, a stainless steel sink, a mixer tap and drainer, space and plumbing for a washing machine, lighting and electrics, ample storage space and shelving, a UPVC window, and two single doors providing access to the rear garden.

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

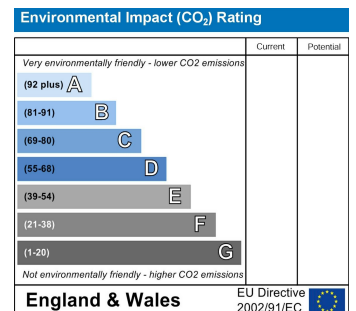
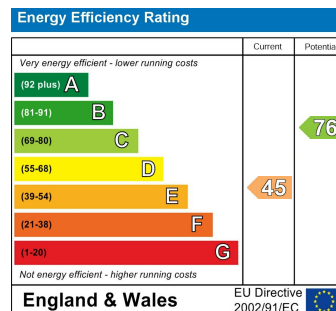
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Albert Street, Hucknall, Nottinghamshire NG15 7BG



HoldenCopley
PREPARE TO BE MOVED

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.