

# HoldenCopley

PREPARE TO BE MOVED

Hazel Grove, Hucknall, Nottinghamshire NG15 6ED

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Guide Price £160,000

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GUIDE PRICE £160,000 - £180,000

LOCATION LOCATION LOCATION...

This two-bedroom semi-detached house is an ideal starter home for first-time buyers. Nestled in a sought-after location, it offers the convenience of nearby local amenities including shops and excellent transport links. The ground floor features an entrance porch, a spacious living room perfect for relaxation and entertaining and a fitted kitchen. Upstairs, you'll find two bedrooms, a three-piece bathroom suite and access to a boarded loft, providing valuable additional storage space. The exterior of the property is equally appealing, with on-street parking at the front, an allocated garage and a private garden at the rear. The garden boasts a patio area, decking, raised planters for gardening enthusiasts and a shed, creating a perfect outdoor retreat.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Excellent Transport Links
- Close To Local Amenities
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Porch

3'5" x 2'10" (1.05m x 0.88m)

The entrance porch has wood-effect flooring and a single UPVC door providing access into the accommodation.

### Living Room

19'6" x 11'10" (5.95m x 3.61m)

The living room has a UPVC double-glazed window to the front elevation, a radiator, wood-effect flooring, a feature fireplace with a decorative surround and an open staircase with carpeted stairs.

### Kitchen

8'8" x 11'11" (2.65m x 3.64m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a composite sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer and tumble dryer, tile-effect flooring, a radiator, a UPVC double-glazed window to the rear and a UPVC single door providing access out to the garden.

## FIRST FLOOR

### Landing

2'11" x 8'9" (0.90m x 2.68m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

11'11" x 10'5" (3.65m x 3.18m)

The main bedroom has a UPVC double-glazed window to the front elevation, a radiator, carpeted flooring, coving and recessed spotlights.

### Bedroom Two

12'0" x 8'8" (3.66m x 2.65m)

The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator and carpeted flooring.

### Bathroom

8'7" x 5'7" (2.63m x 1.72m)

The bathroom has a low level flush W/C, a P shaped fitted panelled bath with a mains-fed shower, a glass shower screen, a pedestal wash basin with a swan neck mixer tap, a chrome towel rail, tiled walls and flooring, an extractor fan, a built-in cupboard and recessed spotlights.

## OUTSIDE

### Front

To the front of the property is a garden with a lawn and a fence panelled boundary along with the availability for on street parking and an allocated garage.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio area, decking, raised planters and a shed.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download

speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 3G & 5G, All 4G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

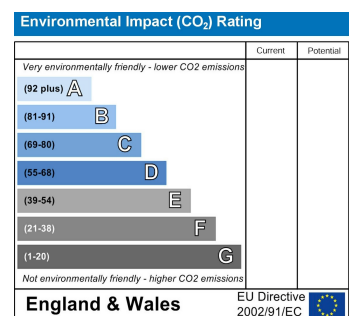
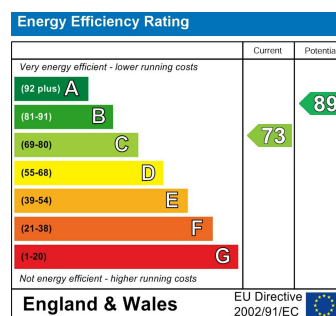
The vendor has advised the following:

Property Tenure is Freehold

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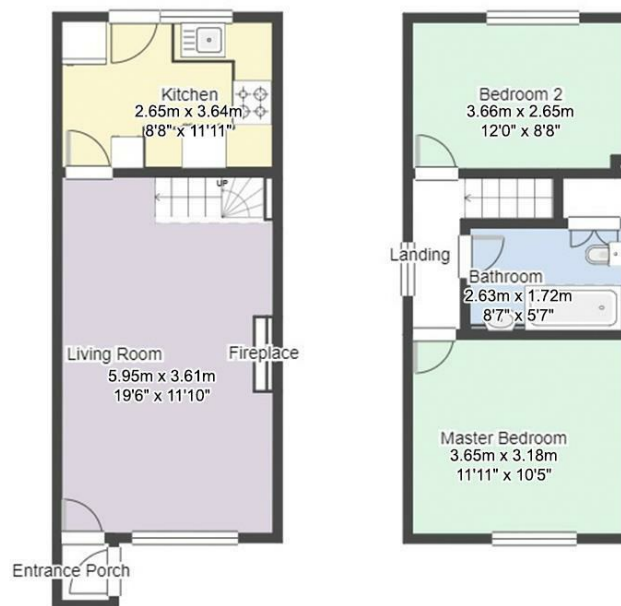
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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.  
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