

HoldenCopley

PREPARE TO BE MOVED

Allen Street, Hucknall, Nottinghamshire NG15 7DS

Guide Price £150,000

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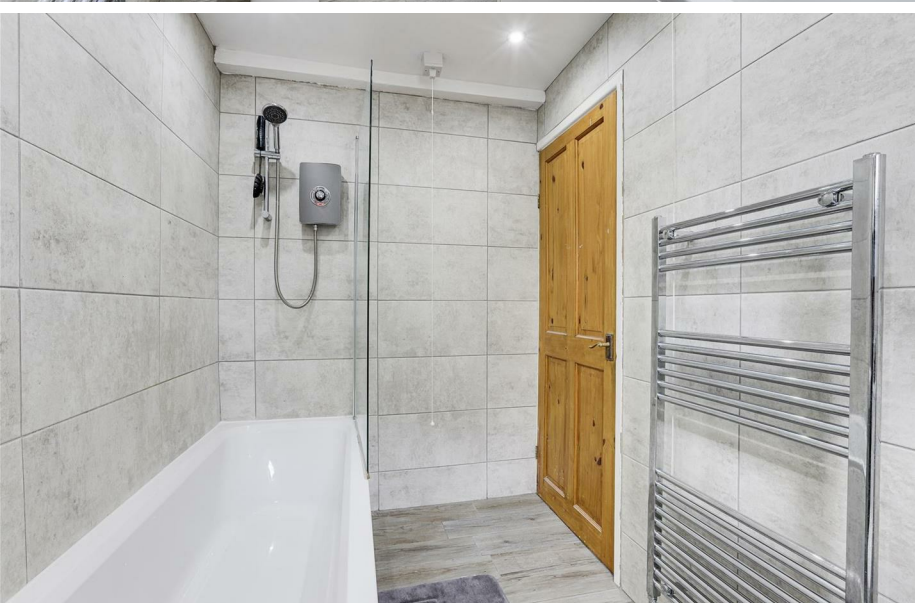
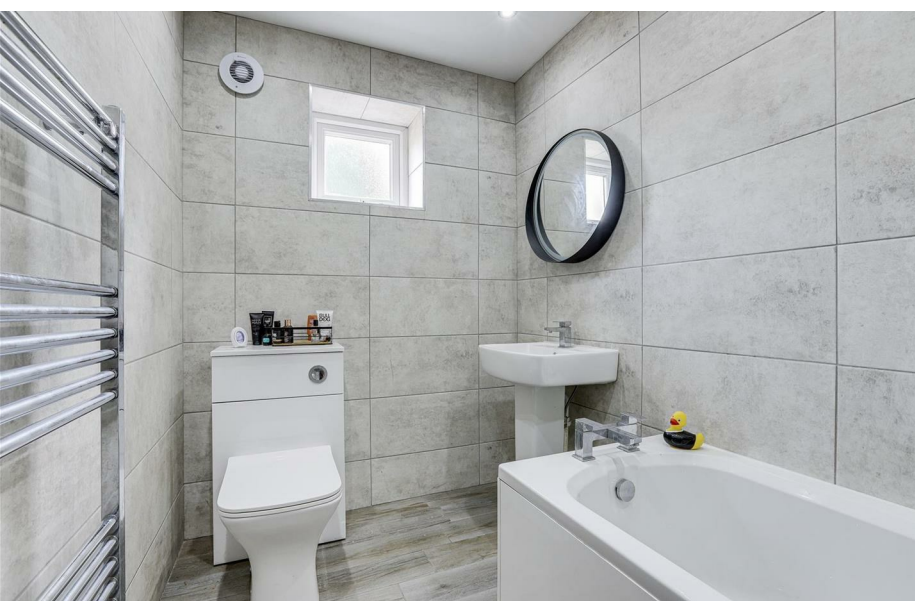


GUIDE PRICE £150,000 - £160,000

We are delighted to present this well-presented end-terraced house, perfectly situated within close proximity to Hucknall Town Centre. Here, you'll find an array of shops, eateries, and other local amenities, making everyday living a breeze. The property is also just a short distance away from Hucknall Leisure Centre and The Ranges Park, providing ample opportunities for leisure and recreation. The ground floor features a welcoming living room, perfect for relaxation and entertaining. The spacious kitchen diner is fitted with modern units and a breakfast bar, offering ample storage and dining space, making it the heart of the home. From the kitchen diner, there is access to a ground floor three-piece bathroom suite and the rear garden. Additionally, the property includes access to a cellar, ideal for additional storage needs. On the first floor, there are two generously sized double bedrooms, providing comfortable living spaces. Outside, the front of the property offers direct kerb access. The enclosed rear yard, with a combination of fence panels and a brick wall boundary, provides privacy and security. The yard also features gated access. This property is a fantastic opportunity for those looking to take their first step onto the property ladder or for investors seeking a promising addition to their portfolio.

MUST BE VIEWED





- End Terraced House
- Two Bedrooms
- Living Room
- Spacious Kitchen Diner
- Three-Piece Bathroom Suite
- Enclosed Rear Court Yard
- Popular Location
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

13'4" x 10'11" (max) (4.08m x 3.33m (max))

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a TV point, coving to the ceiling, a base cupboard, carpeted flooring, a UPVC double glazed door providing access into the accommodation.

Kitchen/Diner

23'7" x 12'6" (max) (7.21m x 3.82m (max))

The kitchen diner has a range of fitted base and wall units with worktops and breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, coving to the ceiling, a vertical radiator, a radiator, an in-built cupboard, tiled splashback, wood-effect flooring, s UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

Bathroom

8'9" x 5'5" (2.67m x 1.67m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a chrome heated towel rail, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

BASEMENT

Cellar

7'11" x 2'11" (2.43m x 0.90m)

The cellar has ample storage space.

Landing

9'1" x 2'10" (2.79m x 0.88m)

Bedroom One

13'6" x 10'10" (max) (4.13m x 3.32m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

11'10" x 11'1" (3.62m x 3.39m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, access into the loft, and carpeted flooring.

FIRST FLOOR

OUTSIDE

Front

To the front of the property has direct kerb access.

Rear

To the rear of the property is an enclosed rear yard with fence panelled and brick wall boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

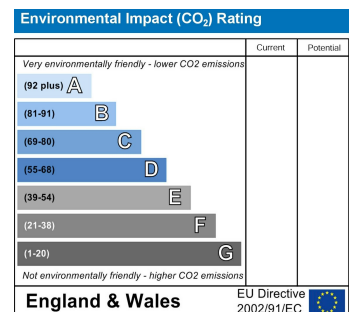
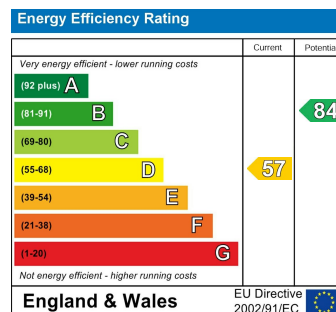
The vendor has advised the following:

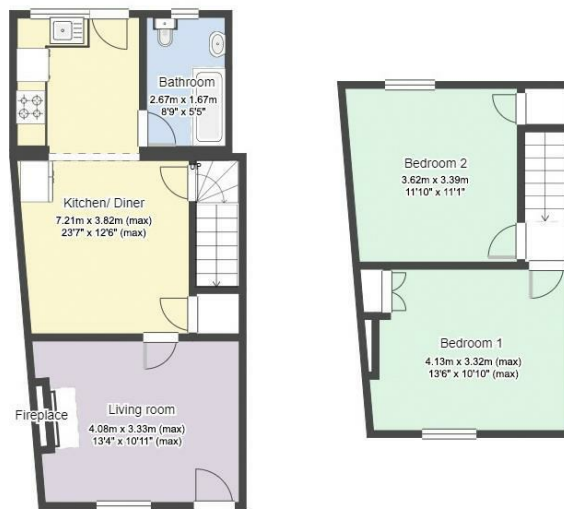
Property Tenure is Freehold

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.





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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