

# HoldenCopley

PREPARE TO BE MOVED

Hawthorne Avenue, Stapleford, Nottinghamshire NG9 7GP

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£230,000

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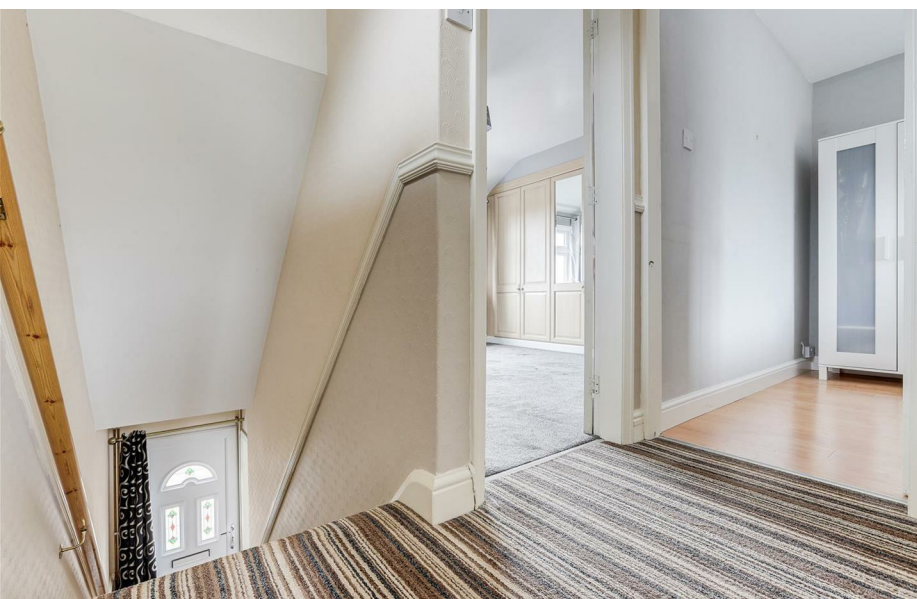


NO UPWARD CHAIN...

Nestled in a sought-after area, this semi-detached house is perfect for a range of buyers, offering both convenience and comfort. The property is ideally located close to local amenities and boasts excellent transport links via the A52, providing easy access to Nottingham City Centre and the surrounding areas. Upon entering the house, you are greeted by a welcoming entrance hall leading to a bright and spacious living room featuring a bay window and a cosy feature fireplace. The living room flows seamlessly into the dining room, which opens out to the rear garden through double French doors. The well-appointed kitchen, adjacent to the dining room, offers ample storage and direct access to a generous utility room with additional garden access. The ground floor also includes one of the three bedrooms, providing versatile living options. Upstairs, the first floor comprises two well-proportioned bedrooms and a modern three-piece bathroom suite. The exterior of the property is a block-paved driveway at the front, courtesy lighting, and gated side access leading to the enclosed rear garden. The garden offers a perfect space for outdoor entertaining, featuring a patio area, a well-maintained lawn, and secure fencing for privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

3'4" x 3'2" (1.02m x 0.99m )

The entrance hall has carpeted flooring, a radiator, a dado rail, and a UPVC door providing access into the accommodation.

### Living Room

12'8" x 12'5" (max) (3.88m x 3.81m (max))

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a feature fireplace, and carpeted flooring.

### Dining Room

15'10" x 11'5" (max) (4.84m x 3.50m (max))

The dining room has carpeted flooring, a feature fireplace, coving to the ceiling, a radiator, and double French door opening out to the rear garden.

### Corridor

3'2" x 2'11" (0.99m x 0.89m )

The corridor has carpeted flooring.

### Bedroom Three

9'5" x 9'4" (max) (2.88m x 2.86m (max))

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

### Kitchen

9'4" x 6'10" (2.87m x 2.09m )

The kitchen has a range if fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space for an under counter fridge and freezer, tiled splashback, tiled flooring, and a UPVC double glazed window to the rear elevation.

### Utility

10'9" x 9'4" (3.29m x 2.87m )

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

## FIRST FLOOR

### Landing

6'5" x 5'9" (max) (1.98m x 1.76m (max))

The landing has a UPVC double glazed obscure window to the side elevation, a dado rail, carpeted stairs, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

### Bedroom One

13'10" x 11'0" (max) (4.23m x 3.37m (max))

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

### Bedroom Two

11'6" x 8'11" (max) (3.51m x 2.73m (max))

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

### Bathroom

8'6" x 6'11" (2.61m x 2.13m )

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a 'P' Shaped panelled bath with a wall-mounted shower fixture and shower screen, a radiator, waterproof boarding, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway, courtesy lighting, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, and a fence-panelled boundary.

## 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 220Mbps

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

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

The vendor has informed us that the extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made

Council Tax Band Rating - Broxtowe Borough 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.

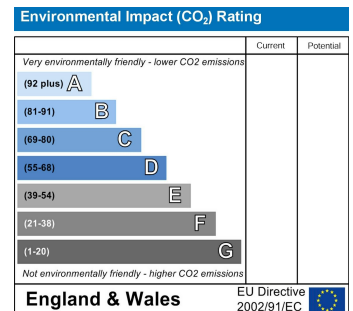
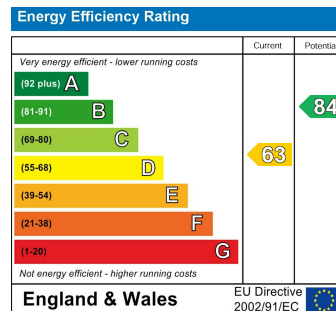
The vendor has advised the following:

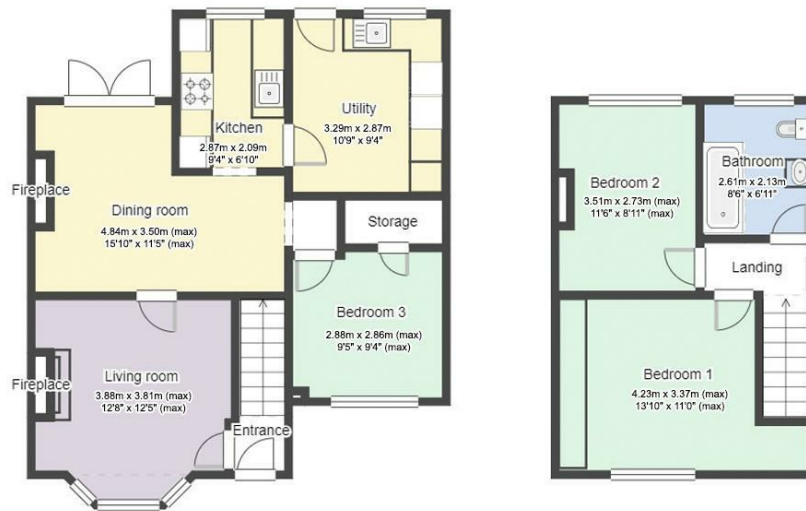
Property Tenure is Freehold

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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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)