



60 Rockwood Crescent, Hucknall, Nottingham, NG15 6PY

£155,000 Freehold



Rockwood Crescent, Nottingham

2 Bedrooms, 1 Bathroom

£155,000

- Two Bedroom Dormer Bungalow
- Well Presented Throughout
- Neutral Finish
- Wet Room
- Ample Off Road Parking
- No Onward Chain
- Freehold

Well presented throughout, this two bedroom dormer bungalow is move in ready yet has further potential for a buyer to put their own stamp on the property. Neutrally presented, the accommodation comprises of an entrance hall leading through to an open plan lounge/diner with bay window, kitchen, double bedroom and wet room to the ground floor. There is a second bedroom situated within the loft conversion. Externally, the property offers a well maintained, good sized rear garden and there is a large front garden which also provides ample off road parking for several vehicles. Being sold with no onward chain early viewing is strongly recommended.



HALLWAY Accessed via an external uPVC door with newly fitted carpet, wall mounted radiator and ceiling light.

LIVING ROOM 10' 7" x 8' 11" (3.23m x 2.72m) With a uPVC double glazed bay window to the front elevation, newly fitted carpet, wall mounted radiator, inset fire and ceiling light.

DINING ROOM 9' 11" x 9' 5" (3.02m x 2.87m) With a newly fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

KITCHEN 16' 10" x 5' 5" (5.13m x 1.65m) With a range of fitted wall and base units with a squared edge worktop over incorporating a stainless steel sink and drainer with splashback tiling, wood effect vinyl floor covering, uPVC double glazed windows to the rear elevation and an external stable door to the rear garden and a ceiling light.

MASTER BEDROOM 10' 11" x 9' 11" (3.33m x 3.02m)

With a newly fitted carpet, single glazed window with an internal view into the kitchen, wall mounted radiator and ceiling light.

WET ROOM With an electric shower, low flush w.c., pedestal wash hand basin, floor covering, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

LANDING With fitted carpet, combi boiler and ceiling light.

BEDROOM TWO 14' 7" x 7' 8" (4.44m x 2.34m) With a newly fitted carpet, uPVC double glazed to the rear elevation, wall mounted radiator and ceiling light.

EXTERNAL The rear garden offers a well-maintained space is laid to lawn with a paved patio area, range of mature trees shrubs and plants shed, rear access and a fenced boundary. To the front there is a lawned garden with a range of mature shrubs, hedged and concrete fence boundary and a gravelled driveway

providing ample off road parking.









Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.