



**149 Beardall Street, Hucknall NG15 7HA**  
**Offers Around £175,000**

**A substantial, two storey, Victorian villa style town house of generous proportions providing plenty of living space complemented by four excellent bedrooms. Keenly priced ! Early viewing advised.**

- Considerable character
- Three reception rooms
- Parking at rear
- Now vacant "no chain"!

**DESCRIPTION AND SITUATION**

The sale of this substantial, Victorian, villa style town house will be of immediate interest to the family looking for a home that provides plenty of living space complemented by four excellent sized bedrooms.

The property retains a number of original, character features such as the attractive, Minton tiled floors, tall skirting boards, ornate coving to the ceiling plus an impressive, glazed screen surrounding the front door with coloured leaded fenestrations.

Whilst not immediately apparent, the property has a return frontage to a rear service road leading from Croft Avenue this provides off street parking within the rear gardens.

The ground floor accommodation includes an imposing reception hall, lounge, dining room and breakfast room as well as a well proportioned kitchen. At first floor level there are three double bedrooms plus a larger than average single bedroom.

The property has the benefit of a rear garden that provides pleasant external leisure space, much of which is paved and covered with Astra turf making the gardens essentially, low maintenance in nature.

The property gains excellent access into the centre of Hucknall with all of its facilities. It is now vacant. As such, early possession is readily available since there will be no "chain" forming above.

Offered at a competitive price, we have no hesitation in recommending an early inspection.

**ACCOMMODATION**

The main accommodation with approximate room sizes may be more fully described as follows:

**OPEN PORCH**

With original half height green glazed tiling plus original Minton tiling to the floor.

**RECEPTION HALL**

Accessed by means of a heavy panelled door retaining the original coloured leaded screen and featuring the original Minton tiled floor, coving to the ceiling, picture rail and central heating radiator. Fine, Mahogany staircase leading to the first floor accommodation.

**LOUNGE 12'7" x 16'5" into bay (3.84 x 5.01 into bay)**

Wall mounted gas fire with decorative surround. Double glazed upvc bay window. Central heating radiator. Coving to the ceiling. Ceiling rose.



**DINING ROOM 11'8" x 13'5" (3.56 x 4.09)**

Open fire set within a tiled surround. Double glazed window and central heating radiator plus coving to the ceiling.

**BREAKFAST ROOM 10'0" x 13'8" (3.05 x 4.19)**

Cupboard containing gas boiler, central heating radiator, door to the cellar that provides additional storage space. Double glazed window and upvc door giving access to the rear gardens.

**KITCHEN 10'0" x 10'3" (3.06 x 3.13)**

Equipped with base and wall mounted storage cupboards including a stainless steel single drainer sink unit, space for cooker. Plumbing for washer, space for fridge. Double glazed windows to two elevations plus central heating radiator.

**FIRST FLOOR****LANDING**

Retaining the original, Mahogany balustrade. Central heating radiator. Original, solid timber doors to all rooms.



**BEDROOM 12'9" x 16'6" into bay (3.91 x 5.03 into bay)**

Double glazed bay window plus two central heating radiators.

**BEDROOM 7'10" x 10'2" (2.4 x 3.1)**

Double glazed window and central heating radiator.

**BEDROOM 15'1" x 13'5" (4.6 x 4.1)**

Double glazed window and central heating radiator.

**BEDROOM 10'4" x 10'0" (3.15 x 3.07)**

Double glazed window and central heating radiator.



**BATHROOM 7'0" x 8'9" (2.15 x 2.67)**

Equipped with a bath with electric shower above, wash hand basin, in built airing cupboard containing the hot water storage cylinder. Central heating radiator and double glazed window.

**SEPARATE W.C**

Equipped with low level w.c.

**OUTSIDE**

To the front of the property there is a shallow forecourt. Access to the rear gardens can be gained by the ginnel. The rear gardens comprise a paved yard along with a rockery, paved patio, Astra turf. There is gated access to the rear service road leading from Croft Avenue in front of which there is a concrete car standing bay. There is a covered bar area built onto the rear of the house.

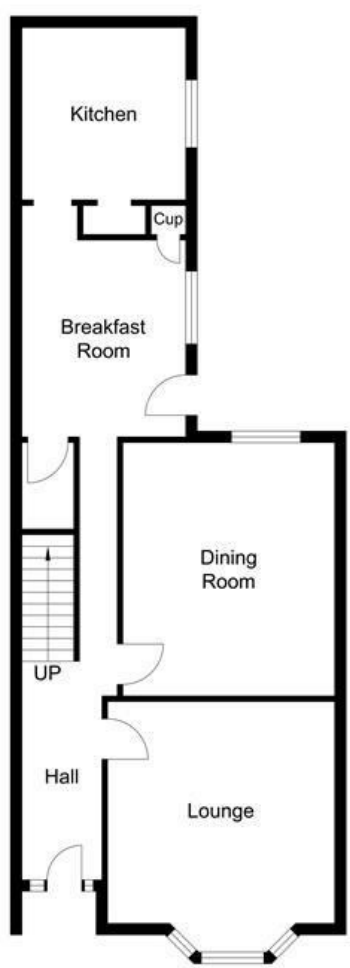
**TENURE**

Freehold. Vacant possession on completion.

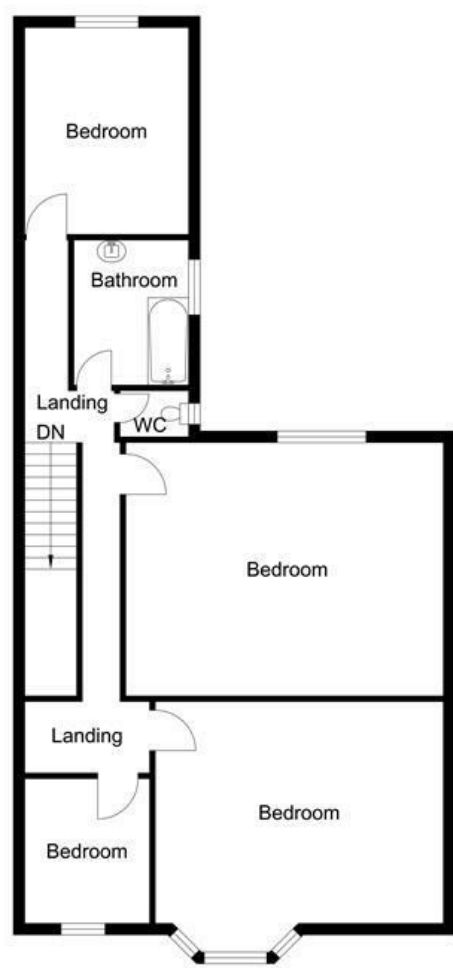
**VIEWING**

Arranged with pleasure by the sole selling agents.

## Beardall Street, Hucknall



Ground Floor



First Floor

**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

