



Cooperative Avenue
Hucknall Nottingham

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Property Description

The ground floor features a bright and inviting lounge with a fitted lift offering direct access to Bedroom Two on the first floor—an excellent accessibility addition. A separate dining room provides a versatile space for family living, leading through to the kitchen, which then provides access to the conservatory.

On the first floor, the master bedroom benefits from its own private ensuite, alongside a family shower room and the second bedroom.

The top floor offers two further bedrooms, ideal for family use, guests, or a home office.

Outside, the property boasts an impressive and extensive rear garden. Mature shrubs and trees create a private and established feel, complemented by a vegetable patch and a greenhouse—perfect for keen gardeners. A brick-built outbuilding adds further practicality, offering a WC and a separate utility room.

With huge potential to update and enhance, this is a fantastic opportunity to create a wonderful family home with unique features, superb outdoor space, and immediate availability.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Accessed via wooden door leading into the hallway with stairs off to the first floor.

Lounge

Having bay window to the front elevation, a radiator, window to the rear elevation, gas fire with mantle over and a lift.

Dining Room

Having door to the cellar, bay window to the front elevation, a radiator, gas fire and window to the rear elevation giving aspect into the conservatory.

Kitchen

Having door to the side leading into the conservatory, a radiator, wall and base units with work surfaces over, extractor, tiled flooring, sink and a half, window to the rear elevation and a radiator.

Conservatory

Having door to rear elevation leading out to the garden.

First Floor Landing

Having a radiator, built-in storage, loft access which is part boarded and window to the rear elevation.

Bedroom One

Having windows to the front and rear elevation and two radiators.

En Suite

Having low level W.C, vanity wash hand basin, obscured window to the side elevation, mains fed shower and a radiator.

Bedroom Two

Having window to the front elevation, a radiator and a lift from the lounge.

Bathroom

Having mains fed walk-in shower cubicle, low level W.C, pedestal wash hand basin and obscured window to the rear elevation.

Loft Room

Having window to the rear elevation and a radiator.

Second Loft Room

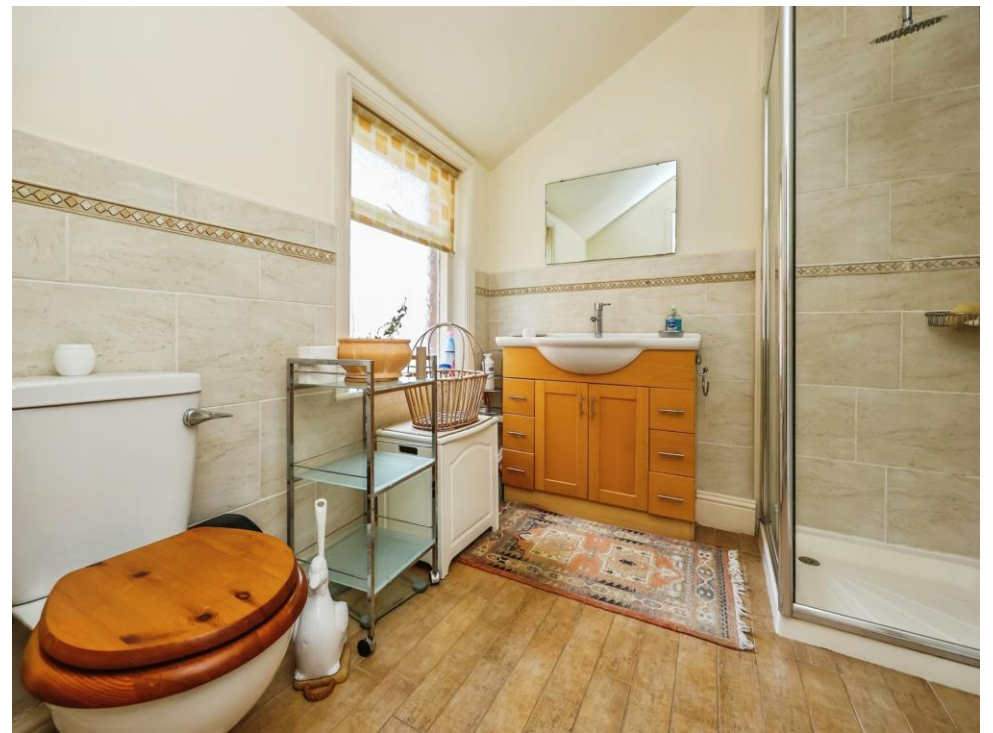
Having window to the rear elevation, a radiator, airing cupboard and a sink.

Outside

Externally the property benefits from outbuildings which include an outdoor W.C, utility area.

To the rear is a generous sized garden which has a patio seating area, side access, laid lawn, greenhouse, outside tap, mature trees and shrubs and has the Brooke running through









Total floor area 134.4 m² (1,446 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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