



**Carlingford Road, Hucknall, Nottingham, NG15 7AG**  
£135,000 Freehold

  
**MARTIN & CO**

## Carlingford Road, Hucknall

2 Bedrooms, 1 Bathroom

£135,000

- Two Bedroom Mid Terrace
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- On Road Parking
- Close To Town Centre
- Three Storey Accommodation

Situated in a popular location this two bedroom mid terrace property makes for an ideal first time purchase or investment opportunity. Situated in close proximity of the town centre the property briefly comprises of two reception rooms, a modern fitted kitchen, two spacious double bedrooms and a generously sized bathroom situated on the second floor. Externally, the property offers an enclosed, low maintenance rear garden and on road parking is available to



the front.

**RECEPTION ROOM 11' 9" x 11' 6"** (3.58m x 3.51m)  
Accessed via an external door with fitted carpet, gas fire and surround, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**HALL** With fitted carpet and stairs rising to the first floor.

**RECEPTION ROOM 12' x 10' 2"** (3.66m x 3.1m) With wood effect laminate flooring, uPVC double glazed French doors to the rear elevation, wall mounted radiator, under stairs storage cupboard and ceiling light.

**KITCHEN 12' 11" x 5' 4"** (3.94m x 1.63m) With a range of fitted high and low level units with a squared edge worktop over incorporating a sink and drainer with up stand, integrated electric twin oven, inset hob with splash back and extractor hood over, washing machine plumbing, wood effect vinyl flooring, dual aspect uPVC

double glazed windows or the side and rear elevations and ceiling light.

**LANDING** With fitted carpet, stairs rising to the second floor, storage cupboard and ceiling light.

**MASTER BEDROOM 11' 10" x 11' 7"** (3.61m x 3.53m)  
With wood effect laminate flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO 11' 8" x 9' 4"** (3.56m x 2.84m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM 12' x 11' 9"** (3.66m x 3.58m) With a fitted suite comprising of a P-shaped panelled bath with a mains fed mixer bar shower, low flush w.c., vinyl flooring, wall mounted radiator, Velux window and ceiling light.

**EXTERNAL** The property offers an enclosed, low maintenance rear garden which is has a paved patio area, fenced boundary and secure gate access. On road parking is available to the front.









## Martin & Co Hucknall

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