



Westland Avenue  
Hucknall Nottingham

burchell  
edwards



# Westland Avenue Hucknall Nottingham NG15 6FW

for sale  
**£180,000**



## Property Description

Upon entering, you are greeted by an entrance hallway leading to a fitted kitchen and a spacious open-plan lounge diner. To the rear, a bright conservatory provides an excellent additional living space, overlooking the rear garden.

Upstairs, the property has three bedrooms and a contemporary four-piece family bathroom suite,

Externally, the property benefits from a driveway providing ample off-street parking, leading to a garage and garden.

Situated in a popular residential location, close to local amenities, transport links, and well-regarded schools, this property has a lot of potential to add your own stamp.

## Entrance Porch

Accessed via UPVC entrance door leading into the porch with tiled flooring, windows and door to the entrance hallway.

## Hallway

Having understairs storage, obscured window to the side and a radiator.

## Lounge/ Diner

12' Max x 20' 4" Plus recess ( 3.66m Max x 6.20m Plus recess )

Having bay window to the front elevation, three radiators, gas fire with mantle and french doors giving access into the conservatory.

## Kitchen

11' 9" Max x 8' 11" Max ( 3.58m Max x 2.72m Max )  
Having wall and base units with work surfaces over, windows to the rear and side elevations, UPVC door to the side, inset sink and a half, tiled flooring, space and plumbing for washing machine and dishwasher, space fridge and freezer, electric oven and gas hob with extractor.

## Conservatory

6' 7" x 8' 7" ( 2.01m x 2.62m )  
Having UPVC doors to the rear.

## First Floor Landing

Having an airing cupboard and loft access which is part boarded.

## Bedroom One

11' 3" Plus recess x 10' 4" ( 3.43m Plus recess x 3.15m )

Having bay window to the front elevation, a radiator and built-in wardrobes.

## Bedroom Two

12' x 10' 4" Plus recess ( 3.66m x 3.15m Plus recess )

Having window to the rear elevation, a radiator and built-in wardrobes.

## Bedroom Three

6' 4" Plus recess x 7' Max ( 1.93m Plus recess x 2.13m Max )

Having window to the front elevation and a radiator.

## Bathroom

Having corner bath, separate shower, low level W.C, obscured windows to the rear and side elevations, vanity wash hand basin and a radiator.

## Outside

To the front of the property is a driveway providing off road parking and a lawn frontage.

To the rear the garden has a shed, laid lawn section, patio seating area, side access and a garage.



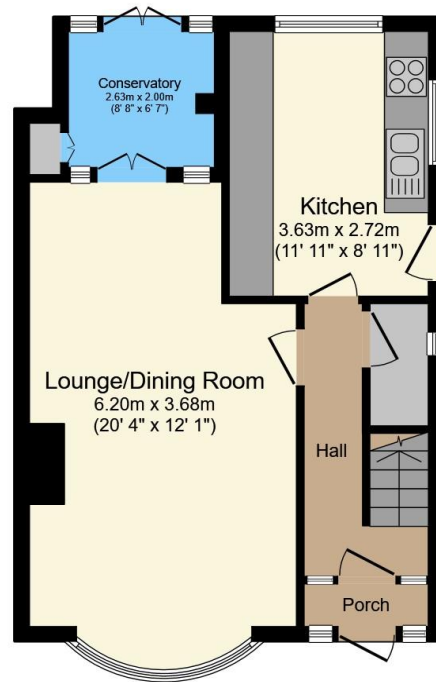




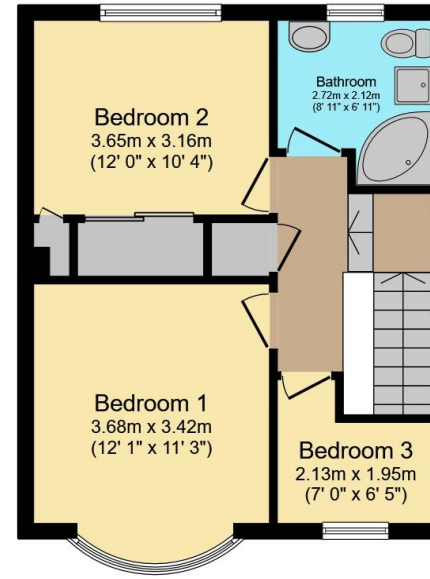








**Ground Floor**



**First Floor**

Total floor area 84.8 m<sup>2</sup> (913 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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