

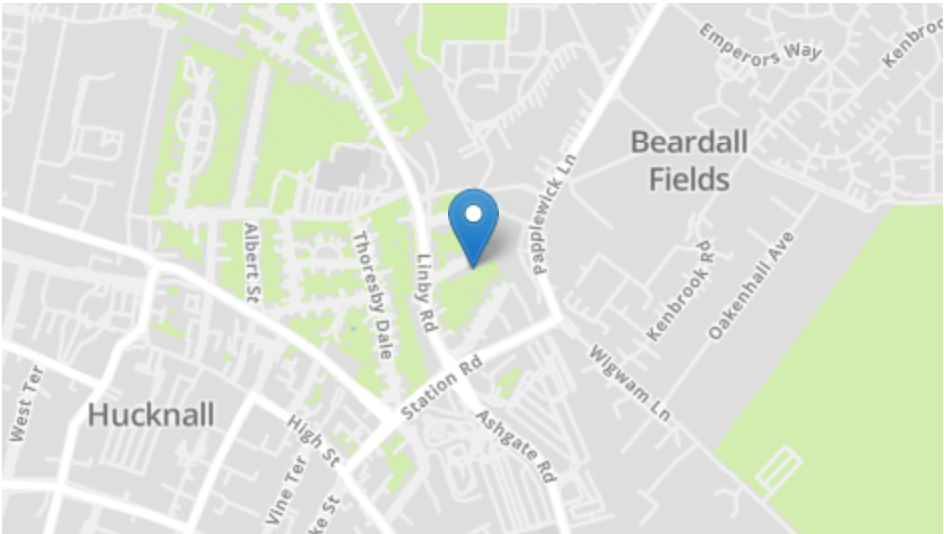
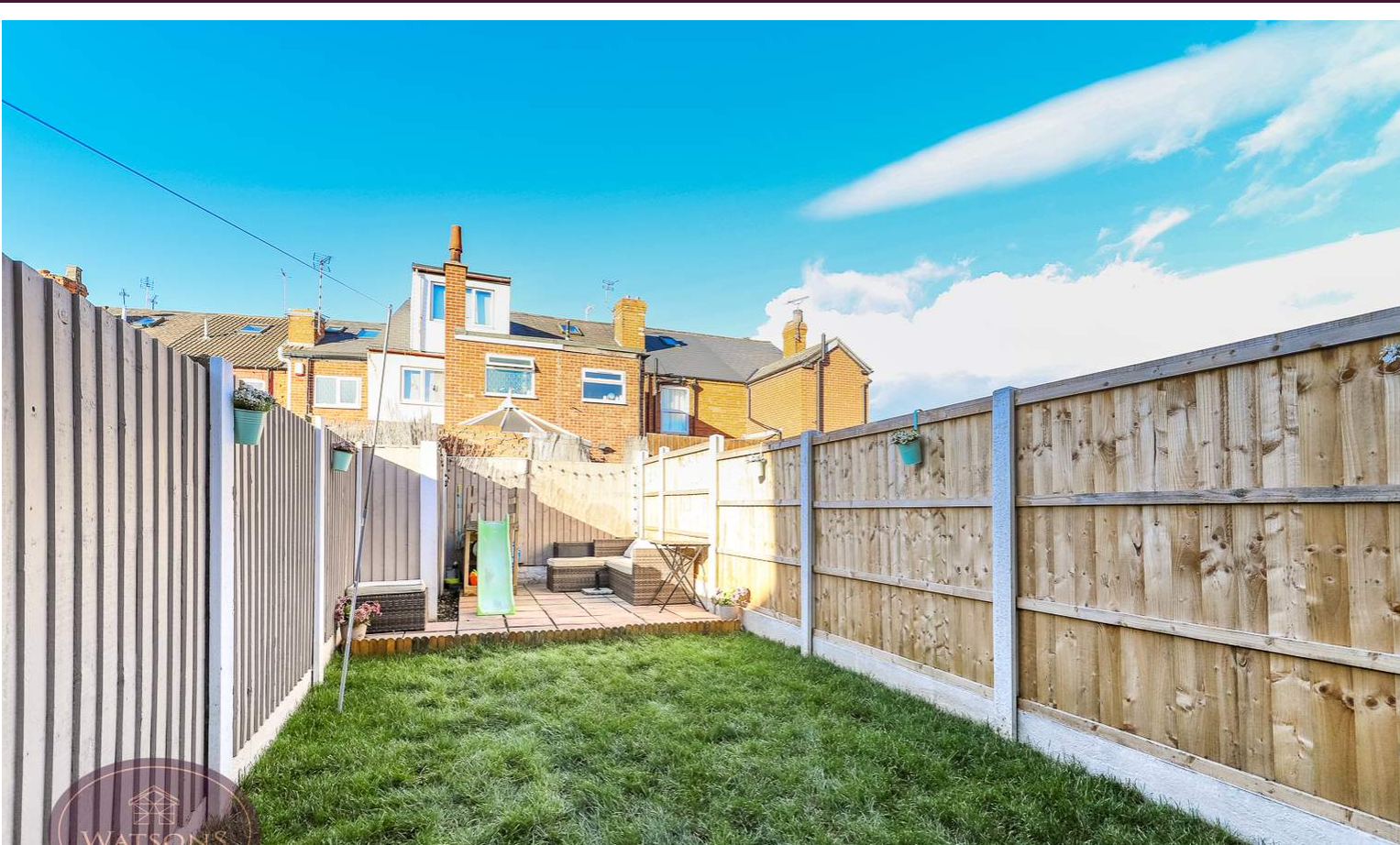
Linby Avenue, Hucknall, NG15 7TT

£170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29593166



- Mid Terrace House
- 2 DOUBLE Bedrooms Plus Attic Room
- 2 Reception Rooms
- Newly Fitted Kitchen & Bathroom
- Private Rear Garden
- Walking Distance To Hucknall Town Centre
- Excellent Road & Public Transport Links Including Tram
- Cul De Sac Location
- Ideal First Home or Investment

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** CALLING ALL FIRST TIME BUYERS & INVESTORS *** This excellent terrace home sits on a cul-de-sac within walking distance of Hucknall Town Centre and has 2 RECEPTION ROOMS, 2 DOUBLE BEDROOMS and a very usable ATTIC ROOM. The accommodation is well presented throughout, comprising in brief: lounge, dining room, recently refitted kitchen, first floor landing to the 2 DOUBLE bedrooms and recently refitted bathroom, with stairs leading up to the attic which is currently used for a small business. Outside, the rear garden has a good size lawn, secured by fencing accessed by a gated side alley. As well as easy access to shops, this well regarded location is within walking distance of train, tram & bus services and the M1 motorway is within 5 miles. Whether you are a first time buyer, investor, or down-sizing, this is well worth a look. Call us now on 01159385577 (option 1).

Ground Floor

Lounge

3.67m x 3.42m (12' 0" x 11' 3") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, radiator, wood effect laminate flooring and door to the dining room.

Dining Room

3.63m x 3.57m (11' 11" x 11' 9") Radiator, doors to the cellar & stairs to the first floor, open to the kitchen and French doors to the rear garden.

Kitchen

2.38m x 2.03m (7' 10" x 6' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, washing machine & dishwasher. Wood effect laminate flooring and uPVC double glazed window to the rear.

First Floor

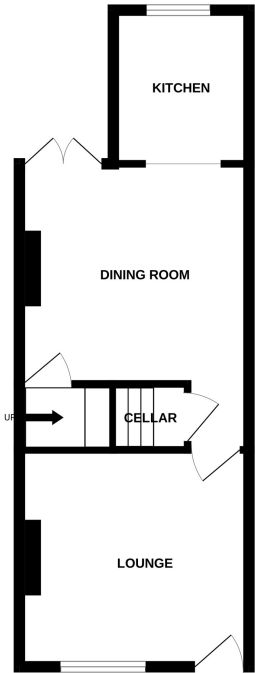
Landing

Doors to both bedrooms and bathroom. Stairs up to the attic room.

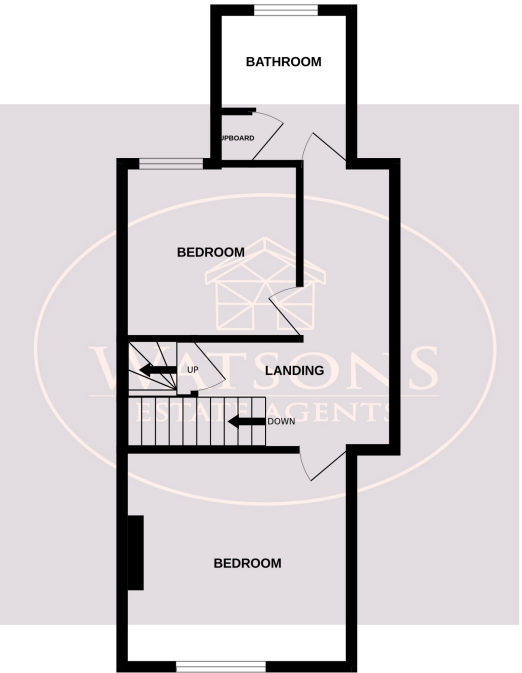
Bedroom 1

3.63m x 3.42m (11' 11" x 11' 3") UPVC double glazed window to the front and radiator.

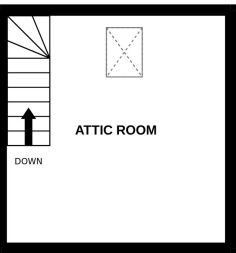
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Bedroom 2

3.14m x 2.86m (10' 4" x 9' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Obscured uPVC double glazed window to the rear, heated towel rail and airing cupboard housing the combination boiler.

Second Floor

Attic Room

3.74m x 3.67m (4.73m max) (12' 3" x 12' 0") Velux window, exposed wooden flooring and integrated eaves storage.

Outside

To the rear of the property is a concrete courtyard, paved patio seating area, turfed lawn and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side alley.

Agents Note

The seller has provided us with the following information: the combination boiler is located in the bathroom cupboard and is 1 year old.