

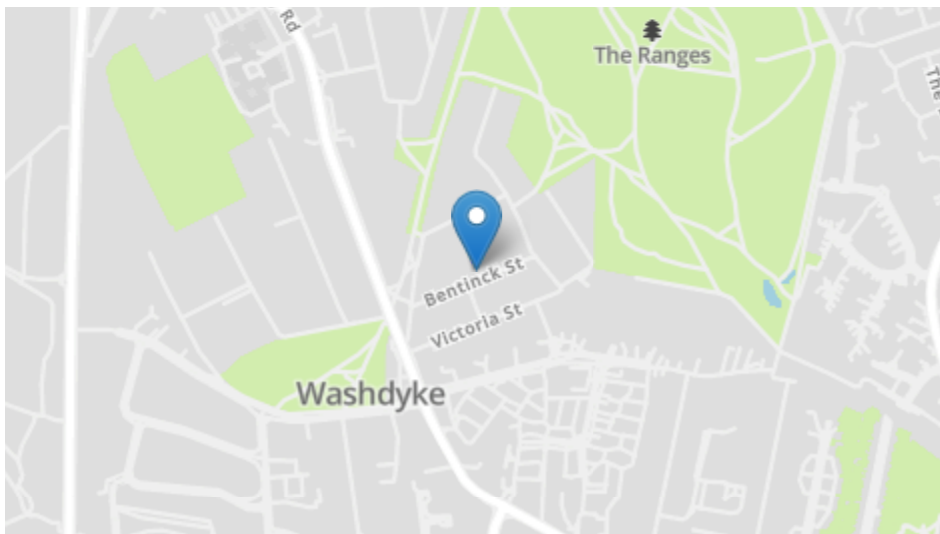
67 Bentinck Street, Hucknall, Nottingham, NG15 7EH

Offers Over £180,000



67 Bentinck Street, Hucknall, Nottingham, NG15 7EH

Offers Over £180,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 - 28357743

- 3 Storey Mid Terrace House
- 4 Bedrooms
- 2 Reception Rooms
- Well Presented Throughout
- Generous Garden
- Walk Distance To Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

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



*** MUST BE VIEWED! *** Whether you are a growing family with a limited budget or just up-sizing, you will find it very difficult to get a 4 bedroom home in Hucknall at this price - especially presented as well as this! The accommodation is more spacious than you might expect, comprising in brief: lounge, dining room, kitchen, 1st floor landing to bedrooms 1, 4 & family shower room, stairs leading up to two further bedrooms on the 2nd floor. Outside, the lawned rear has it's own gated access via an alley to the side and there is on street parking available to the front. The location is only half a mile from all the shops & amenities of Hucknall Town Centre, whilst the tram network & M1 motorway are both just a short drive away. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

3.4m x 3.83m (11' 2" x 12' 7") Wooden entrance door to the front, wood effect laminate flooring, radiator and door to the inner hall.

Inner Hall

Stairs to the first floor and door to the dining room.

Dining Room

3.79m x 3.78m (12' 5" x 12' 5") Wood effect laminate flooring, radiator, door to the cellar, French doors to the rear garden and open to the kitchen.

Kitchen

3.02m x 2.05m (9' 11" x 6' 9") A range of matching high gloss wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer. Plumbing for washing machine, integrated boiler, wood effect laminate flooring and uPVC double glazed windows to the rear & side.

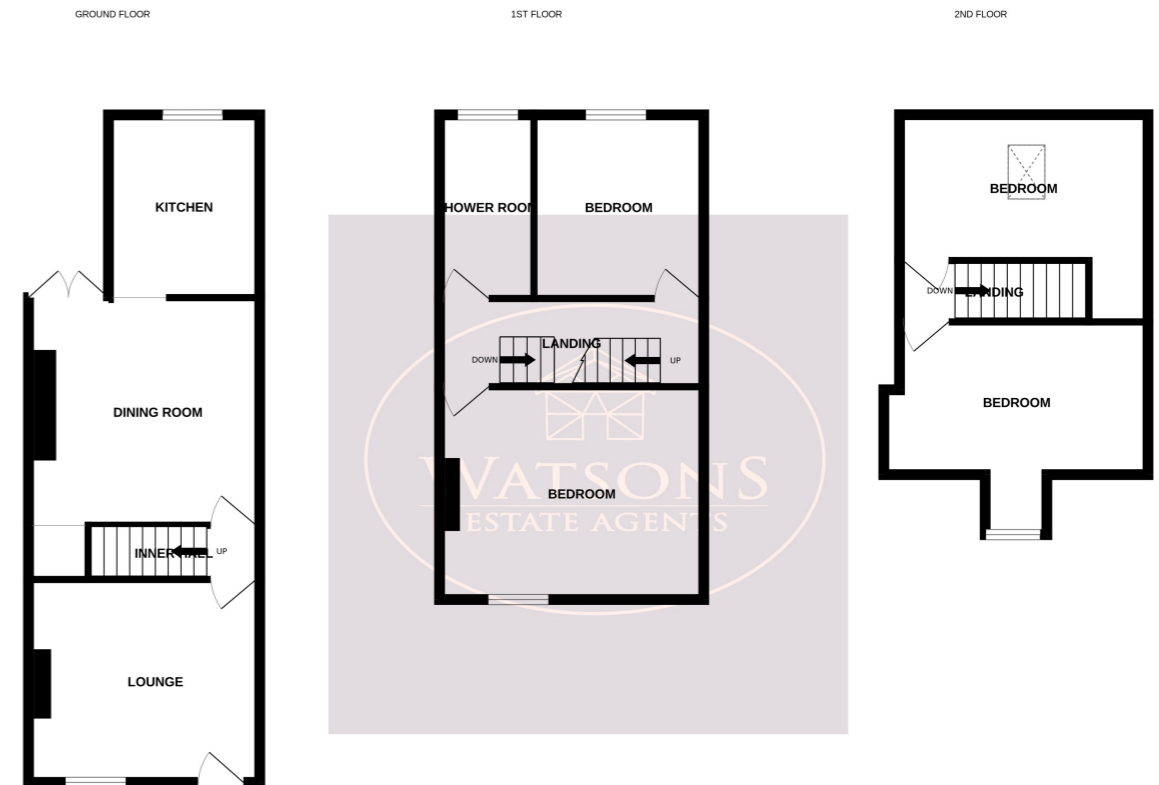
First Floor

Landing

Doors to bedrooms 1 & 4 and shower room. Stairs to the second floor.

Bedroom 1

4.39m x 3.52m (14' 5" x 11' 7") UPVC double glazed window to the front and radiator.



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 ©2024

Bedroom 4

3.07m x 2.74m (10' 1" x 9' 0") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower. Ceiling spotlights, extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the rear.

Second Floor

Landing

Doors to bedrooms 2 & 3.

Bedroom 2

4.35m x 2.61m (14' 3" x 8' 7") UPVC double glazed window to the front, radiator and feature exposed brick chimney breast.

Bedroom 3

3.99m x 2.33m (3.26m max) (13' 1" x 7' 8") Velux window and radiator.

Outside

The generous rear garden comprises a paved patio, turfed lawn, brick built outhouse and is enclosed by timber fencing to the perimeter with gated access to the side leading to the side alley.