

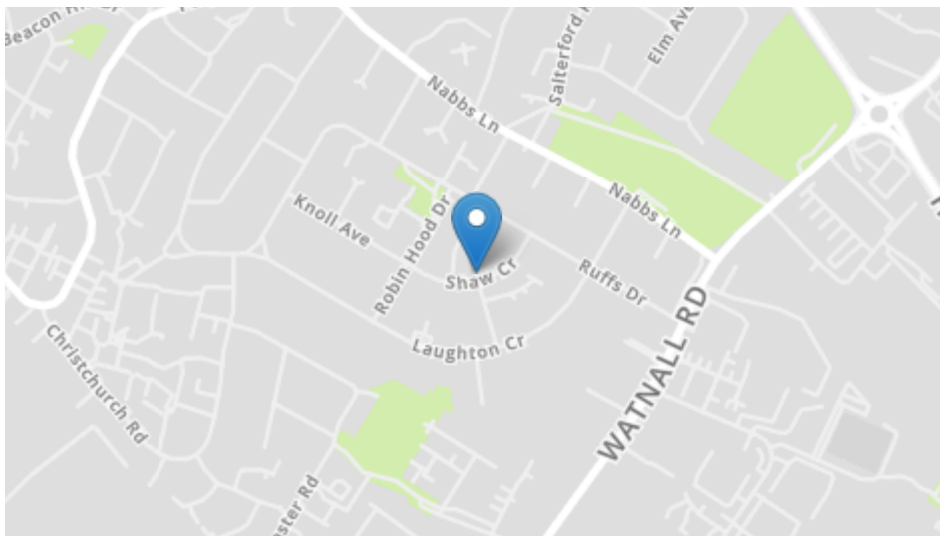
Shaw Crescent, Hucknall, NG15 6HT

£210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 2 Reception Rooms
- Downstairs WC
- Driveway
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- Ideal First Home
- Viewing Recommended

Our Seller says....

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 - 27181269

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



**\*\*\* SPACIOUS SEMI \*\*\*** This type of semi is known in the area for providing a good amount of space with well proportioned rooms. Located just a short drive away from Hucknall Town Centre, this one benefits from 2 reception rooms, downstairs wc and enjoys a south-facing garden. Viewing is highly recommended. The accommodation comprises in brief: entrance hall, downstairs wc, lounge, dining room, kitchen, upstairs landing to 3 good size bedrooms and family bathroom. Outside, there are lawned gardens to the front & rear, with a tarmac driveway alongside providing off street parking. Nearby amenities include Post Office, primary & secondary schools, as well as lovely countryside walks. Transport links are great too. with good road links to the M1 motorway and the tram network not far away. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor, built in storage cupboard/cloakroom and door to the kitchen.

### Kitchen

5.67m x 2.26m (18' 7" x 7' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include electric oven, washing machine & dishwasher. integrated boiler, wood effect laminate flooring, radiator and door to the side. Door to the WC and dining room.

### WC

WC, wall mounted sink.

### Dining Room

2.76m x 2.65m (9' 1" x 8' 8") Radiator and French doors to the rear garden. Door to the lounge.

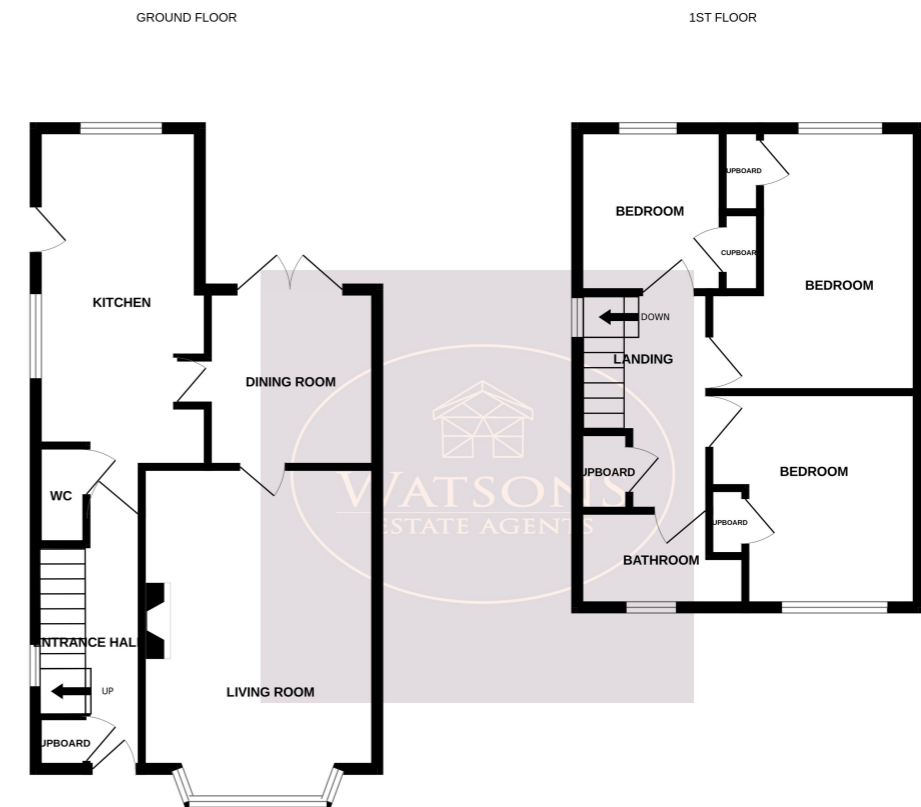
### Lounge

5.34m x 3.55m (17' 6" x 11' 8") UPVC double glazed bay window to the front, 2 radiators and feature wall mounted gas fire.

## First Floor

### Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms and bathroom.



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.  
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### Bedroom 1

4.0m x 2.69m (13' 1" x 8' 10") UPVC double glazed window to the rear, radiator and built in wardrobe/storage cupboard.

### Bedroom 2

3.02m x 2.36m (9' 11" x 7' 9") UPVC double glazed window to the rear, radiator and built in wardrobe/storage cupboard.

### Bedroom 3

3.29m x 2.97m (10' 10" x 9' 9") UPVC double glazed window to the front, radiator and built in wardrobe/storage cupboard.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail and obscured uPVC double glazed window to the front.

### Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking and is enclosed by hedge and timber fencing to the perimeter. The South facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, brick built outhouse providing useful storage space and is enclosed by timber fencing to the perimeter with gated access to the side.