

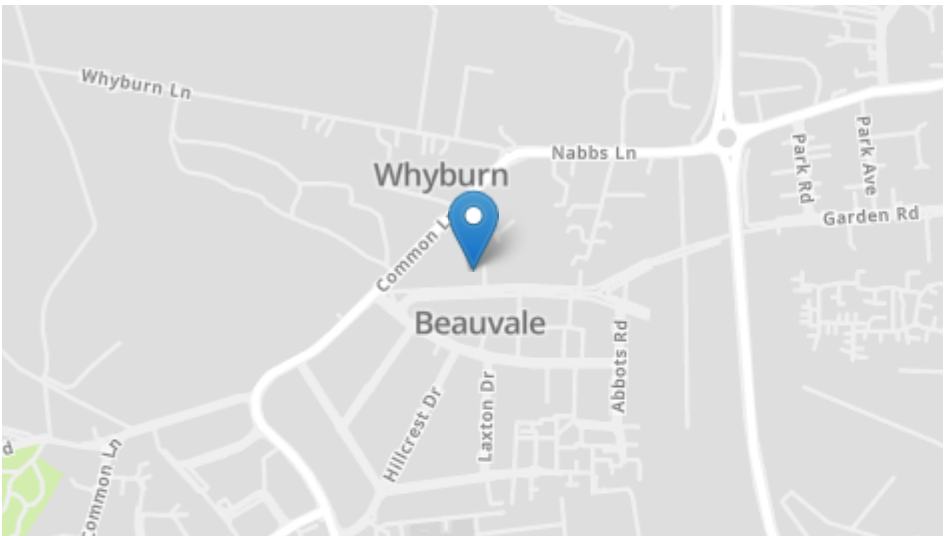
Beauvale Road, Hucknall, NG15 6PH

£240,000



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



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 - 28415300

- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Generous Rear Garden
- Short Drive To Hucknall Town Centre
- Excellent Road & Public Transport Links
- Fully Renovated

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





\*\*\*LOOKING FOR A READY TO MOVE IN HOME? LOOK NO FURTHER\*\*\* A fully renovated three bedroom semi-detached property in Hucknall, close to transport links and amenities. With an open plan dining/kitchen, generous rear garden just a couple of the features on offer. Briefly comprising; entrance hallway, lounge, dining/kitchen, rear lobby, WC, utility and store. To the first floor, three bedrooms and bathroom. Outside, good sized private garden to rear. Located in Hucknall, nearby amenities include a supermarket, a range of shops, train and tram links, and great access to the city. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and doors to the lounge, dining/kitchen/family room and under stairs storage cupboard.

Lounge

3.91m x 3.89m (12' 10" x 12' 9") UPVC double glazed bay window to the front, radiator, feature fireplace.

Dining / Kitchen / Family Room

6.1m x 3.72m (20' 0" x 12' 2") A range of matching wall & base units, quartz work surfaces incorporating an inset sink with instant hot water tap. Central island offering further storage space. Integrated appliances to include double electric oven & induction hob and dishwasher. UPVC double glazed window to the side, wood effect laminate flooring, vertical radiator and door to the inner hall. French doors to the rear garden.

Inner Hall

Doors to both sides and doors to the WC, utility room and storage cupboard.

WC

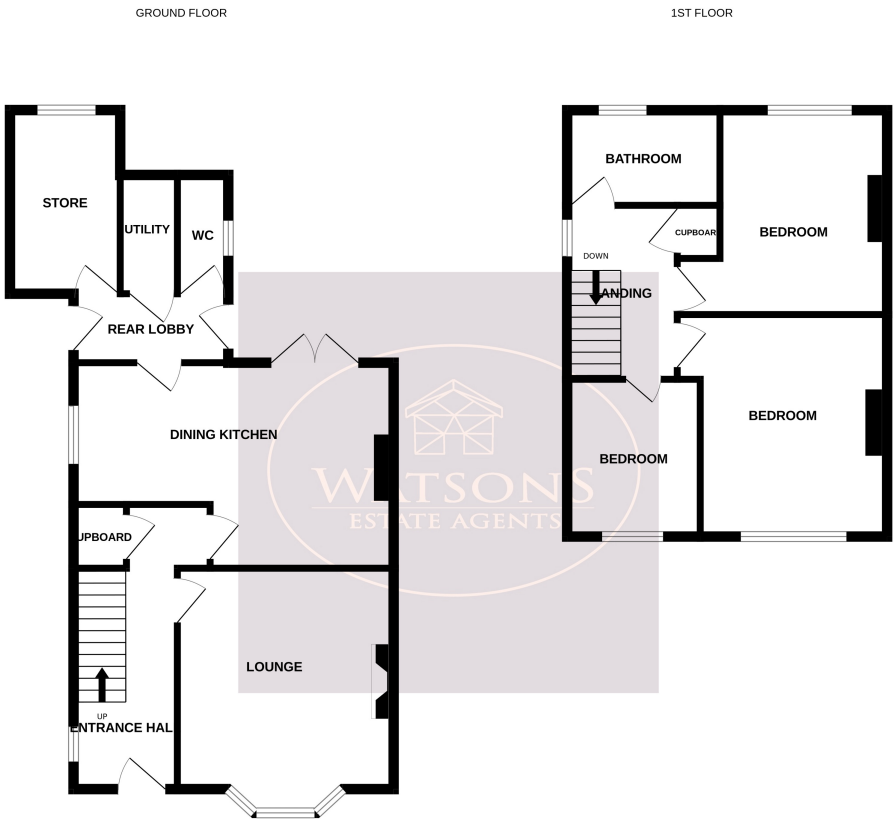
WC, pedestal sink unit and obscured uPVC double glazed window to the side.

Utility Room

Plumbing for washing machine.

Storage Cupboard

Obscured uPVC double glazed window to the rear.



First Floor

Landing

UPVC double glazed window to the side, storage cupboard and doors to all bedrooms and bathroom.

Bedroom 1

3.95m x 3.75m (13' 0" x 12' 4") UPVC double glazed window to the front and radiator.

Bedroom 2

3.8m x 3.53m (12' 6" x 11' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.97m x 2.46m (9' 9" x 8' 1") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn enclosed by hedge borders. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by wall and timber fencing to the perimeter with gated access to the side.