

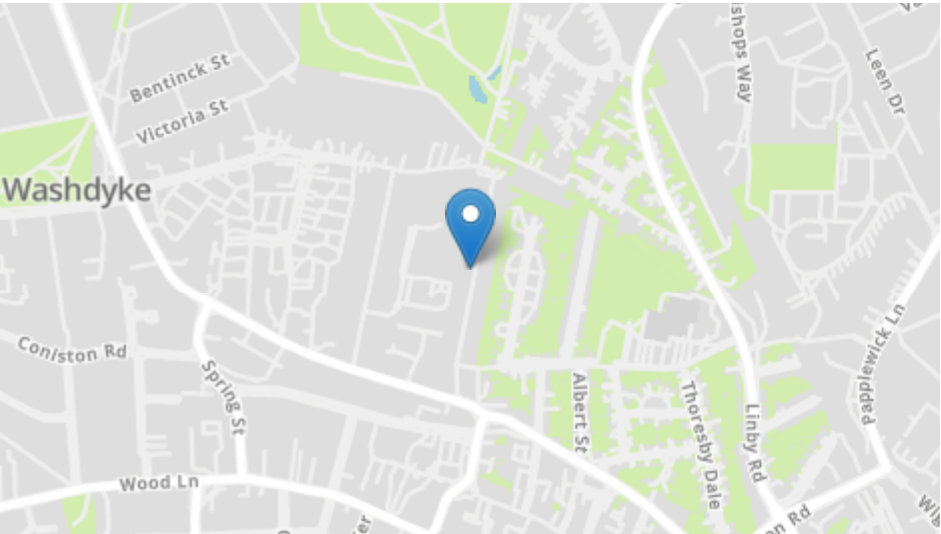
Carlingford Road, Hucknall, NG15 7AE

Offers Over £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	53	84
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 - 29410672

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.



- Mid Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- West Facing Rear Garden
- Cellar
- Walking Distance To Hucknall Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

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

0115 938 5577
8am-8pm - 7days



*** OTHER PROPERTIES ARE GOOD, BUT THEY'RE NOT QUITE 'CARLING'FORD*** Brought to the market with no upward chain is this traditional Victorian terraced property, set across three floors in the popular town of Hucknall. Features include two reception rooms, three spacious bedrooms, and a west facing rear garden, perfect for relaxing in the evening sun. Briefly comprising; lounge, dining room, cellar, kitchen. To the first floor, two double bedrooms and bathroom, and to the second floor, further bedroom and attic room/landing area. Outside, to the rear is a private west facing garden. Located in close proximity to Hucknall town centre, nearby amenities include an array of shops, supermarkets, cafe's and bars, along with superb transport links including train, tram and bus routes. Contact Watsons to arrange a viewing.

Ground Floor

Lounge

3.64m x 3.46m (11' 11" x 11' 4") UPVC double glazed window and entrance door to the front, radiator, feature fire place and wooden door to the inner lobby.

Inner Lobby

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

Dining Room

3.68m x 3.57m (12' 1" x 11' 9") UPVC double glazed window to the rear, door to the cellar measuring 3.0m x 1.84m, wood effect laminate flooring, feature fire place and open to the kitchen.

Kitchen

2.48m x 1.75m (8' 2" x 5' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, uPVC double glazed window to the rear, radiator and door to the rear garden.

First Floor

Landing

Doors to bedrooms 1 & 3 and family bathroom. Stairs to bedroom 2.

Bedroom 1

4.67m x 3.44m (15' 4" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 2

2.95m x 2.48m (9' 8" x 8' 2") UPVC double glazed window to the rear, fitted wardrobe housing the boiler 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.
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Bathroom

4 piece suite in white comprising WC, pedestal sink unit, corner bath and shower cubicle. Obscured uPVC double glazed window to the rear and chrome heated towel rail.

Second Floor

Landing

3.7m x 2.97m (12' 2" x 9' 9") Velux window and door to bedroom 2. Eaves storage.

Bedroom 2

2.95m x 2.48m (9' 8" x 8' 2") UPVC double glazed window to the front, radiator and eaves storage. Exposed wooden flooring.

Outside

The West facing rear garden comprises a paved patio seating area and turfed lawn. The garden is enclosed by timber fencing to the perimeter.

AGENTS NOTE

The seller has provided us with the following information: The boiler is located in the bedroom and was last serviced January 2025.