

Beardall Street, Hucknall, NG15 7RJ

Guide Price £180,000



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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		
England, Scotland & Wales		
		83
	59	
EU Directive 2002/91/EC		



- Semi Detached House
- 2 Bedrooms
- Generous Lounge Diner
- Downstairs Bathroom
- Attic Room
- South Facing Rear Garden
- Off Road Parking for 3 Cars
- Excellent Road & Public Transport Links Including Tram
- Walking Distance To Hucknall Town Centre

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 - 29088705

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



*** GUIDE PRICE £180,000 - £190,000 *** *** A MUST VIEW! *** This absolute GEM of a semi, sits within walking distance of Hucknall Town Centre and has been revamped to include excellent kerb appeal - but it's much more than meets the eye. With generous living space, an attic room, off road parking for 3 cars and beautiful south facing garden, we would urge you to come and see it for yourself. The accommodation recently benefiting from a number of upgrades including refitted bathroom, windows & doors, boiler and garden improvements, comprises in brief: entrance hall, generous open plan lounge diner, kitchen, lobby to bathroom, upstairs landing to 2 bedrooms and access up to the very useable attic room. The south facing lawned rear is fairly private and requires little maintenance, so ideal for busy young professionals or those getting on in life. The front provides off street parking for 3 cars and has an electric car charging point (negotiable), but for those who don't drive, there is a regular bus service and the tram network is not far away. Whether you are a first time buyer, or down-sizing, this well presented accommodation will tick a lot of boxes - call us now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor and door to the lounge/diner.

Lounge Diner

6.68m x 3.01m (21' 11" x 9' 11") UPVC double glazed windows to the front & rear, 2 radiators, under stairs storage, wood effect laminate flooring and open to the kitchen.

Kitchen

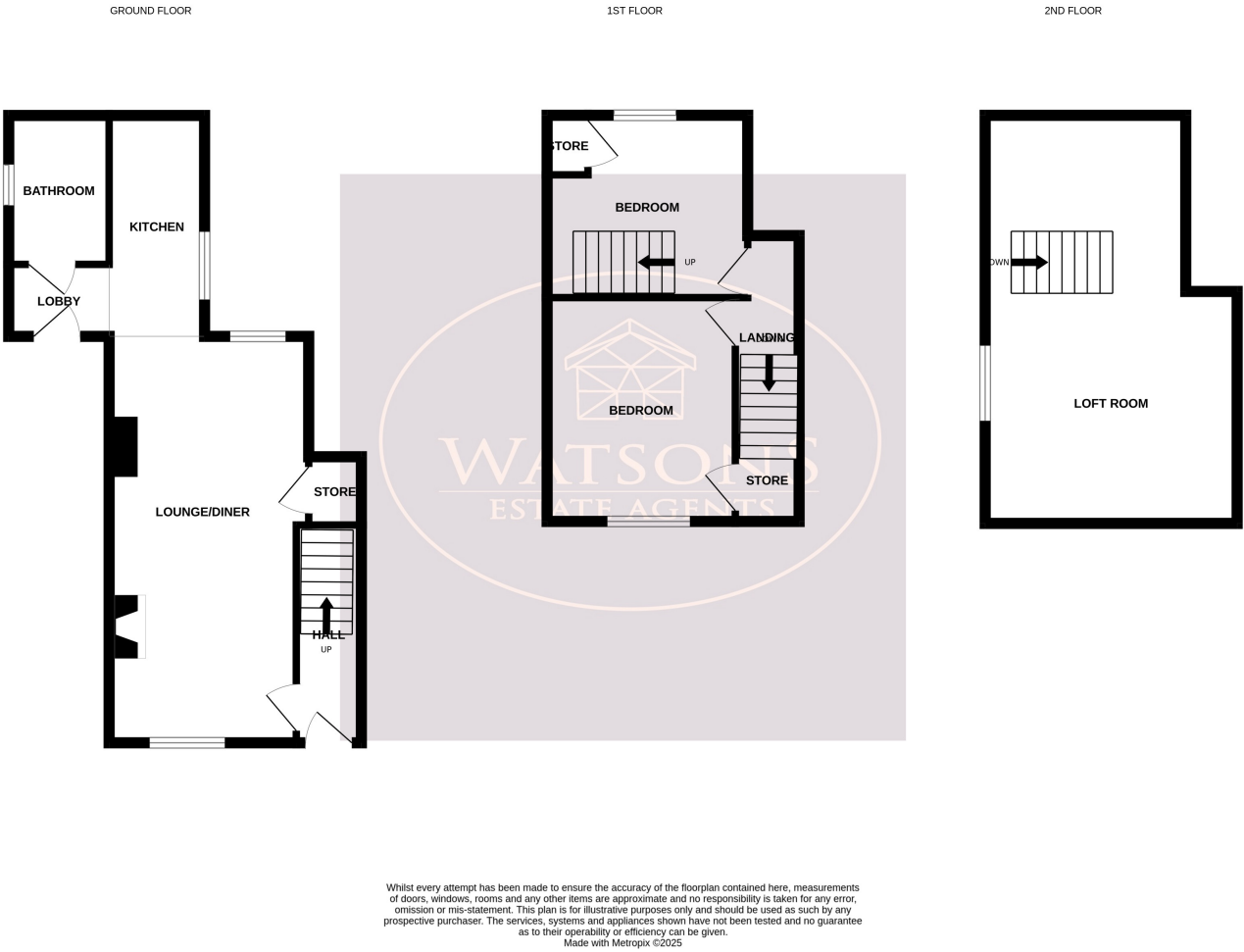
3.2m x 1.9m (10' 6" x 6' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine. UPVC double glazed window to the side. Open to the rear lobby.

Rear Lobby

UPVC double glazed window to the side, radiator and door to the rear garden and door to the bathroom.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Chrome heated towel rail, obscured uPVC double glazed window to the side, extractor fan.



First Floor

Landing

Doors to both bedrooms.

Bedroom 1

3.71m x 3.04m (12' 2" x 10' 0") UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom 2

2.85m x 2.03m (9' 4" x 6' 8") UPVC double glazed window to the rear, storage cupboard, radiator and wooden staircase to the attic room.

Second Floor

Attic Room

4.09m x 3.27m (13' 5" x 10' 9") UPVC double glazed window to the side and radiator.

Outside

To the front of the property is a gravel driveway with parking for 3 cars and and electric car charging point. The low maintenance, South facing rear garden comprises a paved patio seating area, turfed lawn, external tap and is enclosed by wall & timber fencing to the perimeter with gated access to the side.