

Derbyshire Lane, Hucknall, NG15 7GA

£230,000



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- 3 Storey Mid Terrace Victorian House
- 4 DOUBLE Bedrooms
- 2 Reception Rooms
- Newly Fitted Kitchen
- South Facing Rear Garden
- Walking Distance To Hucknall Town Centre
- Excellent Road & Public Transport Links Including Tram
- No Upward Chain

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 - 27402152

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



*** NOT JUST CHARACTER! *** Derbyshire Lane is one of those streets just outside Hucknall Town Centre which is very well thought of and it's not just because of the superb kerb appeal of the Victorian town houses - there is a lot of accommodation over three floors with superb character features. Comprising in brief: porch & entrance hallway to cellar, lounge, dining room and kitchen, first floor landing to bedrooms 2 & 3 and family bathroom with stairs leading up to the second floor landing which leads to bedrooms 1 & 4. Other similar properties have converted the cellar too. Outside, the fairly modest rear garden is south-facing and easy maintenance, with a brick built outbuilding providing useful additional storage space. The property is well served by public transport, including the tram network only a 5 minute drive away whilst a wide range of amenities are within walking distance. This one really **MUST BE VIEWED** to appreciate everything on offer, so call our sales team now to arrange a viewing.

Ground Floor

Porch

Wooden entrance door to the front, door to the entrance hall.

Entrance Hall

Stairs to the first floor, tiled flooring, doors to the lounge, dining room and cellar.

Cellar

3.81m x 2.2m (12' 6" x 7' 3") Height 1.77m

Lounge

4.76m x 3.81m (15' 7" x 12' 6") Single glazed wooden sash bay window to the front, radiator, exposed wooden flooring and feature fireplace and corning.

Dining Room

3.66m x 3.55m (12' 0" x 11' 8") Tiled flooring, vertical radiator, open to the kitchen and French doors to the rear garden.

Kitchen

4.04m x 1.63m (13' 3" x 5' 4") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine and 2 uPVC double glazed windows to the side.

First Floor

Landing

Radiator and doors to bedrooms 2 & 3 and family 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 2

4.78m x 3.63m (15' 8" x 11' 11") Wooden single glazed sash bay window to the front, built in wardrobe, radiator and feature fire place.

Bedroom 3

3.69m x 3.61m (12' 1" x 11' 10") Wooden single glazed sash window to the rear.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower. Radiator and obscured uPVC double glazed window to the front.

Second Floor

Landing

Built in storage cupboard and doors to bedrooms 1 & 4.

Bedroom 1

4.86m x 3.83m (15' 11" x 12' 7") UPVC double glazed window to the front, feature fire place and exposed wooden flooring.

Bedroom 4

3.11m x 3.1m (10' 2" x 10' 2") Velux window, exposed wooden flooring, built in wardrobe, radiator and feature fire place.

Outside

The low maintenance, South facing rear garden comprises a paved patio, turfed lawn, brick built outhouse and external tap. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.