



**Birchdale Avenue
Hucknall, Nottingham NG15 6DL**

A BEAUTIFULLY PRESENTED THREE
BEDROOM SEMI DETACHED HOME WITH
NO UPWARD CHAIN!

Offers In The Region Of £240,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this beautifully presented three bedroom semi-detached home, situated within a popular residential location in Hucknall and offering spacious, modern accommodation ideal for first-time buyers, families and those looking for a property ready to move straight into, selling with the added benefit of NO UPWARD CHAIN.

The property is entered via a welcoming entrance hallway providing access to the principal ground floor accommodation. The lounge is a bright and comfortable reception room, benefitting from a large front-facing window and feature gas fire, creating a warm and inviting space for everyday living.

To the rear of the property is a stunning modern kitchen diner fitted with a range of contemporary two-tone wall and base units, integrated appliances and ample worktop space. The dining area provides plenty of room for family meals and entertaining, whilst direct access leads through to the conservatory, creating a versatile additional reception space overlooking the rear garden.

To the first floor are three well-proportioned bedrooms, including two generous doubles with built-in storage and a further bedroom ideal for a child's room, nursery or home office. The accommodation is served by a modern shower room and a separate WC, providing additional convenience for family living.

Externally, the property enjoys a lawned front garden and driveway providing off-road parking. To the rear is a generous enclosed garden, mainly laid to lawn with mature shrubs and planting, offering an excellent outdoor space for children, pets and entertaining throughout the warmer months.

Conveniently positioned close to Hucknall town centre, local shops, schools, transport links and excellent commuter routes, this fantastic home offers a wonderful balance of space, style and practicality.

An early viewing is highly recommended to appreciate everything this superb property has to offer.



Entrance Hallway

Composite entrance door to the front elevation, LVT flooring, staircase leading to the first floor landing, wall mounted radiator, understairs storage cupboard, doors leading off to:

Lounge

15'34 x 12'06 approx (4.57m x 3.81m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in gas fire with tiled hearth.

Kitchen Diner

18'99 x 8'41 approx (5.49m x 2.44m approx)
A range of two tone wall and base units with worksurfaces over incorporating a matte black sink and drainer unit with mixer tap, tiled splashbacks, electric oven with four ring electric hob over and extractor hood above, integrated microwave, integrated dishwasher, space and plumbing for a washing machine, UPVC double glazed door giving access to the conservatory, LVT flooring, UPVC double glazed window to the side elevation, UPVC double glazed tilt and turn door to the rear elevation, wall mounted radiator, pantry with space and point for a fridge freezer.

Conservatory

UPVC double glazed French doors leading to the rear garden, laminate flooring, UPVC double glazed windows to the side elevations, light and power.

First Floor Landing

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

Separate WC

UPVC double glazed window to the side elevation, tiled flooring, tiled splashbacks, WC with wash hand basin.

Bathroom

Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, vanity wash hand basin with mixer tap, matte black heated towel rail, shower cubicle with electric shower over and matte black shower attachment.

Bedroom One

11'46 x 11'28 approx (3.35m x 3.35m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, LVT flooring, built-in storage.

Bedroom Two

10'49 x 10'64 approx (3.05m x 3.05m approx)
UPVC double glazed window to the rear elevation, wooden panelling, wall mounted radiator, carpeted flooring, built-in storage.

Bedroom Three

6'33 x 8'35 approx (1.83m x 2.44m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage over the stairs.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking, front lawned garden, side gated access to the rear of the property.

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, a range of mature shrubs and trees planted to the borders, fencing to the boundaries, side gated access to the front of the property.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

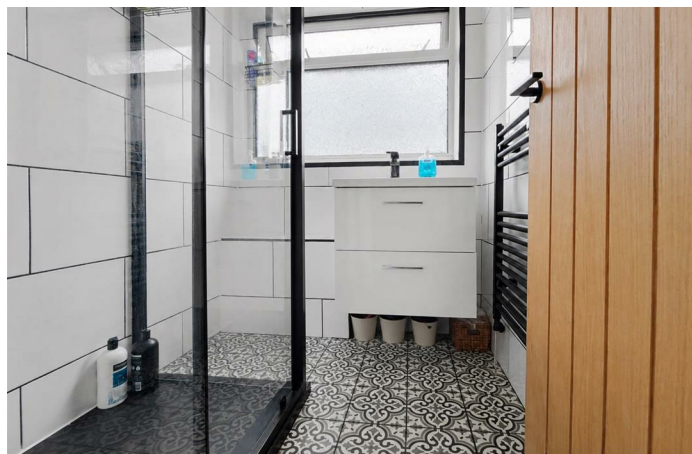
Flood Risk: No flooding in the past 5 years

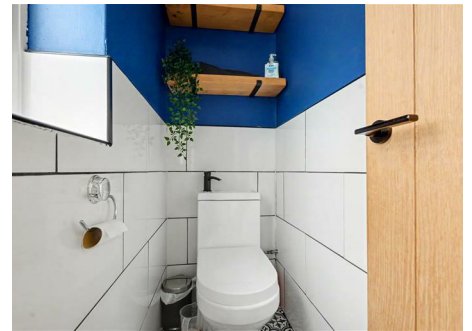
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
			83
		64	
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.