Robert Ellis

look no further...







Shelton Avenue
Hucknall, Nottingham NG15 7QA

A WELL PRESENTED TWO BEDROOM HOME FOR SALE IN HUCKNALL!

Guide Price £160,000 Freehold



Robert Ellis Estate Agents are delighted to offer for sale this well-presented two-bedroom semi-detached home, situated in a popular residential location in Hucknall, Nottingham. Offering comfortable living accommodation, a low-maintenance rear garden, driveway and garage, this property is an ideal purchase for first-time buyers, couples or those looking to downsize.

Upon entering the property, you are welcomed into a fitted kitchen offering a range of wall and base units, a double oven, gas hob and space for appliances. Leading through is the spacious lounge diner, providing a fantastic area for both relaxing and entertaining, with a charming bay window overlooking the rear garden and a door providing direct access outside.

To the first floor are two bedrooms, with the principal bedroom benefiting from built-in storage. Completing the accommodation is a family bathroom fitted with a three-piece suite, including a bath with shower attachment.

Outside, the property benefits from a gravelled front garden, alongside a driveway providing off-road parking and access to the garage. To the rear is an enclosed, low-maintenance garden with artificial lawn, creating a lovely outdoor space to enjoy without the upkeep.

The property is conveniently located within easy reach of Hucknall Town Centre, offering a variety of shops, supermarkets, cafés and everyday amenities. There are also local schools and transport links nearby, including access to Nottingham City Centre and surrounding areas.

A fantastic opportunity to purchase a lovely home in a convenient location, with viewing highly recommended!





Kitchen
12'12 x 7'50 approx (3.66m x 2.13m approx)
UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, vinyl flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer top, four ring gas hob, space and plumbing for a washing machine, double oven, space and point for a fridge freezer, tiled splashbacks, wall mounted radiator, coving to the ceiling.

Lounge Diner
13'92 x 12'15 approx (3.96m x 3.66m approx)
UPVC double glazed bay window to the rear elevation, wall mounted radiators, UPVC double glazed door leading out to the rear garden, vinyl flooring, coving to the ceiling.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

Bathroom
Laminate flooring, UPVC double glazed window to the rear elevation, tiled splashbacks, heated towel rail, handwash basin with mixer tap, WC, bath with shower attachment.

Bedroom One
9'15 x 11'38 approx (2.74m x 3.35m approx)
UPVC double glazed windows to the rear elevation, built-in storage, carpeted flooring, wall mounted radiator.

Bedroom Two
8'22 x 5'73 approx (2.44m x 1.52m approx)
UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

Outside
To the side of the property there is a driveway, access to the garage, front pebbled garden providing access to the entrance door.
To the rear of the property there is an enclosed garden with artificial lawn for ease of maintenance.

Garage

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Ashfield
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 5mbps Ultrafast 1000mbps
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



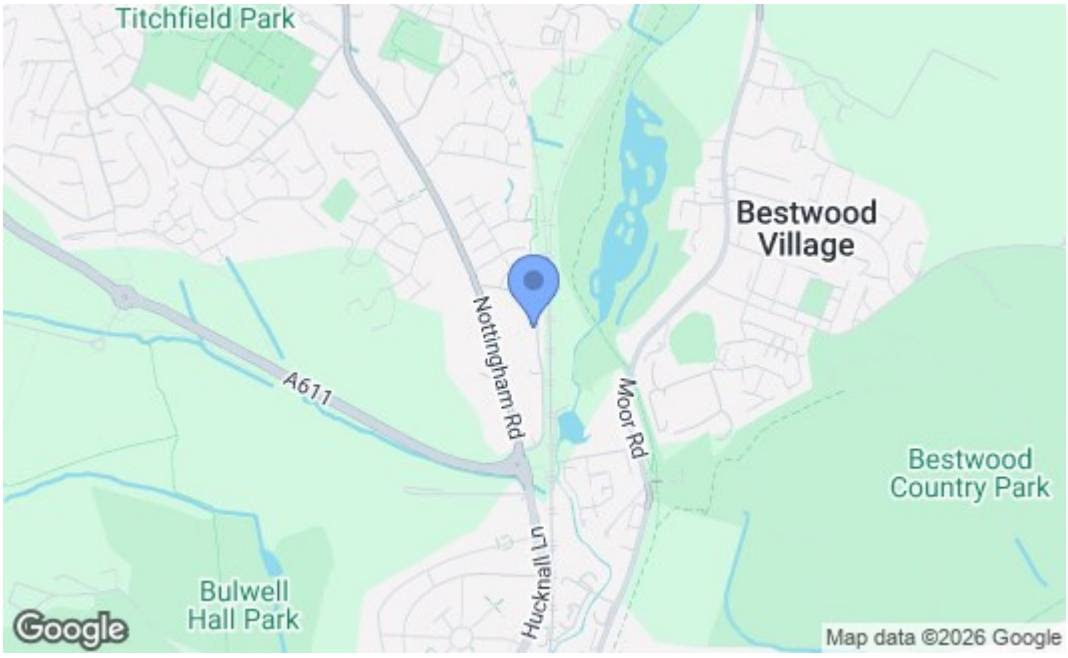


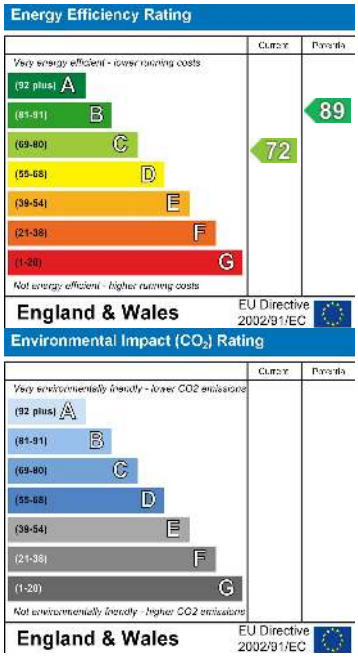












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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