



Carlingford Road  
Hucknall Nottingham

burchell  
edwards

# Carlingford Road Hucknall Nottingham NG15 7AE

for sale guide price  
**£160,000 - £170,000**



## Property Description

ATTENTION FIRST TIME BUYERS - This well presented mid terrace home is ready to move straight into. - A spacious and well presented home located for easy access to the town centre, schools and great transport links. Having two bedrooms plus loft room - Viewing is essential

To the ground floor there is a lounge with light and bright modern dining kitchen.

to the first floor there are two generous bedrooms plus modern shower room plus a loft room.

The property is double glazed throughout and has gas central heating plus rear garden.

## Lounge

Entered into via upvc double glazed front door with window to the front, wall mounted electric fire, laminate flooring, central heating radiator and door into:-

## Inner Lobby

With stairs leading to the first floor

## Kitchen Diner

Fitted with a modern range of wall base and drawer units with complimentary work surface over, inset stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine and dishwasher, wall mounted central heating boiler, ample dining table space, laminate flooring two upvc double glazed windows to the rear elevation and door leading out to the rear garden.

## First Floor

### Bedroom One

Having upvc double glazed window to the rear elevation, laminate flooring and central heating radiator

### Bedroom Two

With upvc double glazed window to the front elevation and central heating radiator

### Shower Room

Having a three piece suite comprising of double shower cubicle, WC and pedestal wash hand basin, tiled walls and floor, extractor, heated towel rail and upvc obscured window to the front

## Landing Area

With stairs leading to the loft room

## Loft Room

With Velux style window, laminate flooring and central heating radiator

## Outside

The rear garden is mainly laid to lawn with paved patio area and planted beds and borders.

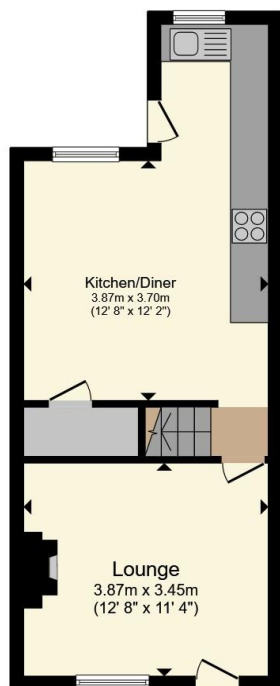
## Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

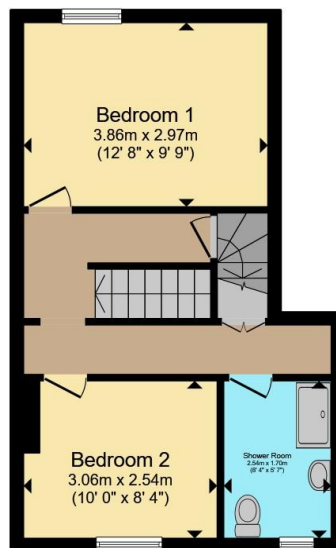




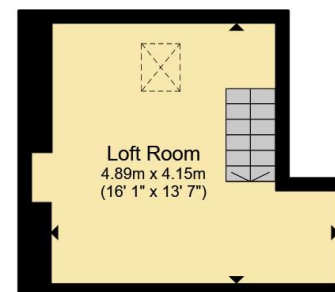




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 89.2 m<sup>2</sup> (960 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax  
Band: A

Tenure: Freehold

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