



**Beauvale Crescent, Hucknall, Nottingham, NG15 6PA**

Guide Price £150,000-£160,000 Freehold

  
**MARTIN & CO**



# Beauvale Crescent, Hucknall

3 Bedrooms, 1 Bathroom

Guide Price £150,000-£160,000

- Three Bedroom End Terrace
- Ideal Renovation Project
- Ample Sized Plot
- Fantastic Potential
- Popular Location
- No Onward Chain
- Council Tax Band A

Making for an ideal renovation project this three bedroom end terraced house is situated in a popular residential location and offers fantastic potential for both improvement and extension (STPP). The property is situated on an ample size plot and briefly comprises of an entrance hall, living room, kitchen, ground floor shower room with separate WC and three bedrooms to the first floor. The property benefits from a large, enclosed rear garden and has a driveway providing off-road parking and a detached single garage. The property is being marketed with no onward chain.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		



**HALLWAY** Accessed via an external uPVC door with stairs rising to the first floor, wall mounted radiator and ceiling light.

**LIVING ROOM** With a uPVC double glazed window to the front elevation, wall mounted radiator, gas fire and surround and ceiling light.

**KITCHEN** With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer with cooker point, washing machine plumbing, ceramic tiled flooring, two uPVC double glazed windows to the rear elevation, under stairs storage, wall mounted radiator and ceiling light.

**REAR LOBBY** Providing access to the shower room and WC with an external uPVC door to the rear garden.

**SHOWER ROOM** With a corner shower enclosure with a mains fitted mixer bar shower, pedestal wash hand

basin, wall tiling, wall mounted radiator and ceiling light. There is a separate WC with a low flush WC, opaque uPVC double glazed window to the rear elevation and ceiling light.

**LANDING** With an opaque uPVC double glazed window to the side elevation, ceiling light and loft hatch.

**MASTER BEDROOM** With a uPVC double glazed window to the front elevation, a range of fitted wardrobes, over stairs storage cupboard, wall mounted radiator and ceiling light.

**BEDROOM TWO** With a uPVC double glazed window to the rear elevation, wall mounted radiator, airing cupboard and ceiling light.

**BEDROOM THREE** With a uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**EXTERNAL** The property enjoys a large enclosed rear garden which is mainly laid to lawn with a paved patio area, pond shed and outhouse fence and head hedge to boundary. To the front, there is a gravel garden with a driveway, providing off-road parking and leading to a detached single garage.









## Martin & Co Hucknall

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