



**85 Shortwood Avenue, Hucknall, Nottingham,  
Nottinghamshire NG15 6DE**

**£220,000**

Tel: 0115 9680268



- Traditional Semi Detached House
- No Upward Chain
- Driveway & Garage
- Substantial Rear Garden
- Three Bedrooms
- Potential For Modernisation
- Spacious Internal Accommodation
- Extremely Popular Location

A traditional, bay fronted semi-detached house which has been a well-loved and enjoyed family home for the current family for over 50 years. The property is offered to the open market for the first time since, which is living proof that it is stacked with positives that are hard to compare.

The property offers the perfect balance of internal and external space, alongside wonderful scope and potential to create a modern family home for many more years to come. This property boasts a deceptively spacious internal layout.

Not only does this home stand proudly in a lovely, quaint position set back from the road but is also placed in a highly convenient location within close proximity to highly regarded schools for all ages and a well serviced bus route nearby.

The internal accommodation comprises an initial entrance hall with access into two well-proportioned reception rooms including a bay fronted lounge and a separate kitchen diner to the rear. To the first floor landing there are three bedrooms, two enjoying internal wardrobes and a family bathroom with four piece suite.

Externally, this property comes located on the extremely popular Shortwood Avenue standing proudly set back from the road itself on a substantial plot. There is an initial front garden which is majority laid to lawn and a well proportioned driveway that runs adjacent to the property leading toward a garage. There is also an external car charging point which certainly is a handy addition to any modern home. To the rear of the property the garden is again a fantastic size and opens up wider behind the garage and garden shed. There is an initial patio area with a high sided pond which offers scope to be altered for any use you need. Substantial lawn and borders all enclosed by secure fenced boundaries.

#### **ENTRANCE HALL**

w: 4.32m x l: 1.75m (w: 14' 2" x l: 5' 9")

A large open entrance hall with a radiator, ceiling light point, under stairs storage cupboard and stairs rising to the first floor landing.

#### **LIVING ROOM**

w: 4.9m x l: 3.15m (w: 16' 1" x l: 10' 4")

A light and airy bay fronted living room with a fire place with inset gas fire. There is also a radiator, ceiling light point and a large double glazed bay window to the front elevation.

#### **KITCHEN DINER**

w: 5.05m x l: 2.57m (w: 16' 7" x l: 8' 5")

A substantial kitchen diner with fitted kitchen area having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer, space for a cooker, plumbing for a washing machine and space for a fridge/freezer. There is also two ceiling light points, radiator, double glazed window and patio doors opening onto the rear garden and also an obscure double glazed side door opening onto the driveway.

#### **FIRST FLOOR LANDING**

w: 3.2m x l: 2.29m (w: 10' 6" x l: 7' 6")

Having a radiator, ceiling light point, loft hatch and a double glazed window to the side elevation.

#### **BEDROOM ONE**

w: 3.15m x l: 3.1m (w: 10' 4" x l: 10' 2")

A spacious double bedroom with internally wardrobes with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM TWO**

w: 3.12m x l: 2.67m (w: 10' 3" x l: 8' 9")

A second double bedroom with an internal wardrobe with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

### **BEDROOM THREE**

w: 1.98m x l: 1.93m (w: 6' 6" x l: 6' 4")

A third and final bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

### **BATHROOM**

w: 2.29m x l: 1.65m (w: 7' 6" x l: 5' 5")

A substantial family bathroom with four piece suite comprising a panelled bath, corner shower enclosure with wall mounted shower. Low flush WC and a pedestal wash hand basin. There is also a radiator, ceiling light point, extractor fan, part tiled walls and two double glazed windows to the rear elevation.

### **OUTSIDE**

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### **GARAGE**

w: 4.78m x l: 3.07m (w: 15' 8" x l: 10' 1")

With up and over door.

### **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

### **TENURE**

The property is being sold as a freehold. With vacant possession on completion. There are also solar panels fitted to the property which are currently on a 25 year lease with "A Shade Greener".

### **MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

### **FIXTURES & FITTINGS**

No fixtures or fittings mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







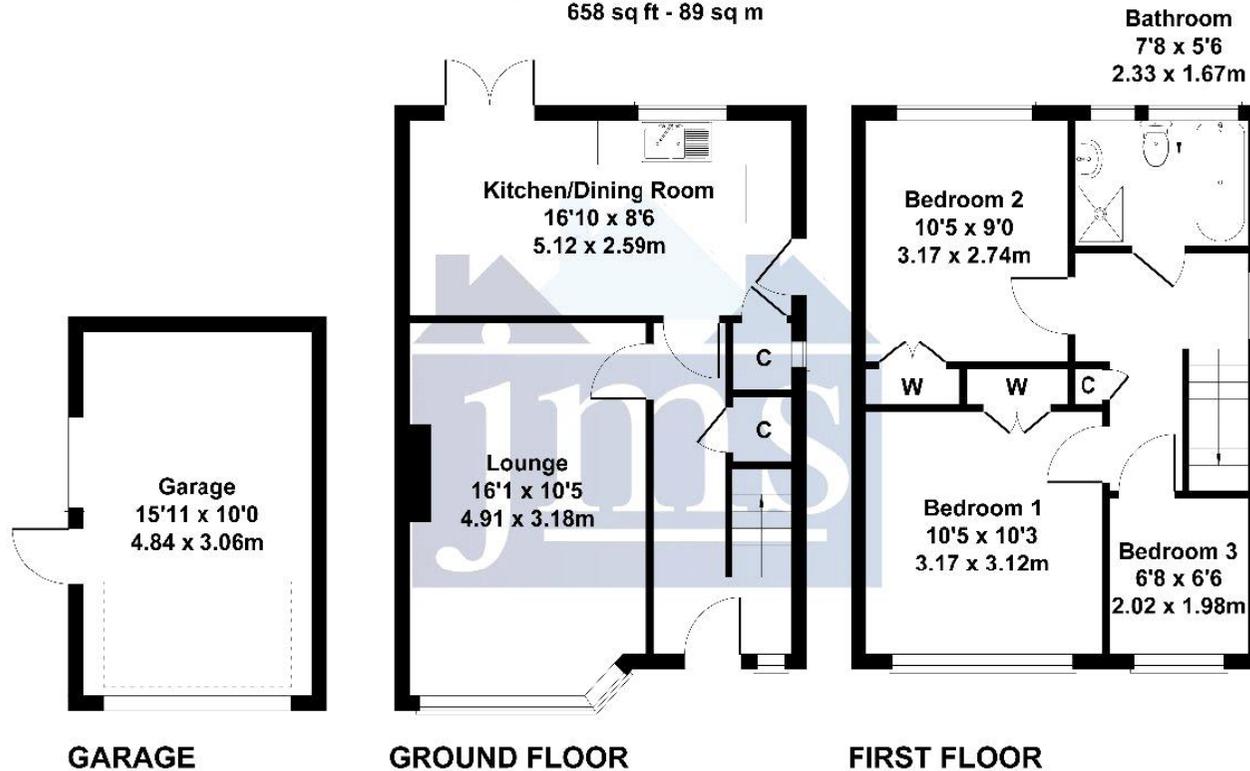






# Shortwood Avenue, Hucknall, NG15 6DE

Approximate Gross Internal Area  
658 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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