



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

£150,000

Tel: 0115 9680268



- Semi Detached House
- Driveway & Garage
- No Upward Chain
- Three Bedrooms
- Excellent Scope & Potential
- Substantial Private Plot

A well-proportioned three bedroom semi-detached home brimming with scope and potential for modernisation also offering a well laid out accommodation with plenty of space both internally and externally having substantial living room & spacious kitchen, three bedrooms, private driveway, detached garage and substantial gardens to both the front and rear of property.

The property is perfectly suited for those first time buyers looking to make their first steps onto the property market or for investors looking for a substantial home with excellent rental return capabilities which is offered to the market with the advantage of no upward chain.

The internal accommodation comprises an entrance hallway, spacious lounge and a well utilised kitchen, downstairs bathroom and a rear lobby with access into a separate WC. To the first-floor landing there are three bedrooms.

Externally, the property stands centrally on a substantial plot which has an initial opening onto a well proportioned driveway leading onto a detached garage and generous gardens to both the front and rear of the property due to it being located on a particularly wide plot which also in turns makes the rear garden and a fantastic size which offers potential for extensions and much more besides.

ENTRANCE HALL

w: 1.4m x l: 0.84m (w: 4' 7" x l: 2' 9")

With a radiator, ceiling light point and stairs rising to the first floor landing.

LOUNGE

w: 3.91m x l: 3.58m (w: 12' 10" x l: 11' 9")

A generous lounge with a radiator, ceiling lighting and a double glazed window to the front elevation.

KITCHEN

w: 3.15m x l: 2.79m (w: 10' 4" x l: 9' 2")

With base units with working surfaces over and inset sink. There is space for a free standing cooker, power points and ceiling lighting. There are double glazed windows to the side and rear elevations, understairs storage cupboard, access into the downstairs bathroom and rear lobby.

BATHROOM

w: 1.65m x l: 1.32m (w: 5' 5" x l: 4' 4")

A ground floor bathroom with a two piece suite comprising a panelled bath and a wash hand basin. There is also ceiling lighting.

REAR LOBBY

w: 1.32m x l: 0.84m (w: 4' 4" x l: 2' 9")

With external door to the rear elevation.

SEPARATE WC

w: 1.3m x l: 0.84m (w: 4' 3" x l: 2' 9")

With low flush WC.

FIRST FLOOR LANDING

w: 1.96m x l: 0.79m (w: 6' 5" x l: 2' 7")

With a ceiling light point.

BEDROOM ONE

w: 3.96m x l: 3.18m (w: 13' x l: 10' 5")

A spacious double bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.2m x l: 2.87m (w: 10' 6" x l: 9' 5")

A second double bedroom with a radiator, ceiling lighting and a double glazed window to the rear elevation.

BEDROOM THREE

w: 2.34m x l: 1.98m (w: 7' 8" x l: 6' 6")

With a radiator, ceiling lighting and double glazed window to the rear elevation.

OUTSIDE

Externally, the property stands centrally on a substantial plot which has an initial opening onto a well proportioned driveway leading onto a detached garage and generous gardens to both the front and rear of the property due to it being located on a particularly wide plot which also in turns makes the rear garden and a fantastic size which offers potential for extensions and much more besides.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by 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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

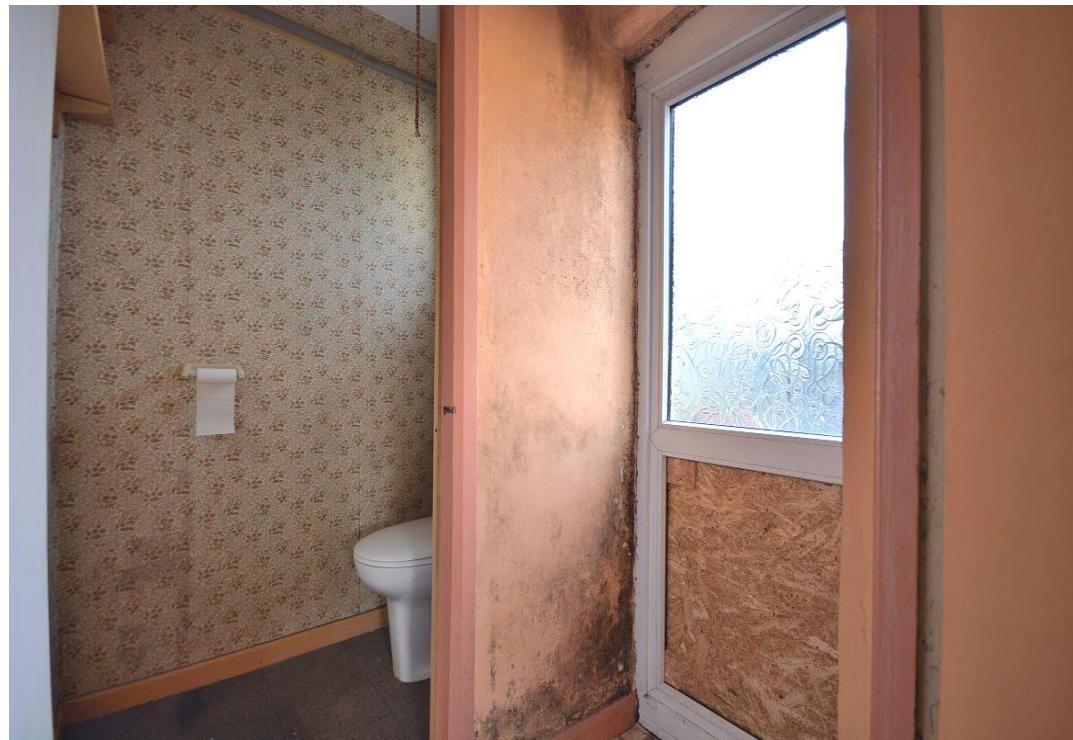
MORTGAGE ADVICE

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.

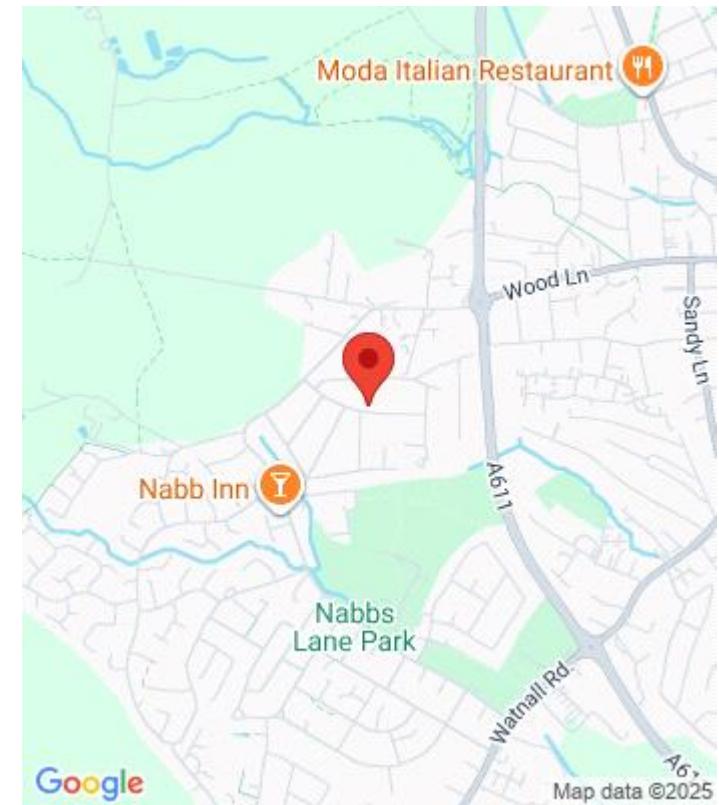
FIXTURES & FITTINGS

No fixtures or fittings in 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.









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