

# WTS PROPERTIES

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8 Ashgate Road, Hucknall, Nottingham NG15 7UT

Guide Price 144,950

**KEY FEATURES** - 4 Bedrooms, Allocated Parking, Central Heating, Double Glazing, 2 Bathrooms, 8 years NHBC remaining

WTS are delighted to offer this 4 bedroom town house situated in Hucknall. Set over three floors it briefly consists of to the ground floor; hall, kitchen, lounge and downstairs toilet. To the first floor there is a bathroom, two bedrooms and storage area. The second floor has two further bedrooms including an en-suite. Outside there is allocated parking for one car. It is located near to public transport, Nottingham City Centre and close to all local amenities.

## Ground Floor

### HALL

Radiator, fitted carpet, smoke detector, stairs

### KITCHEN 14'2 x 12'2 (4.31m x 3.70m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1 1/4 bowl sink with mixer tap, fridge freezer, oven, built-in hob with extractor hood over, part tiled walls.

### LOUNGE 15'11 x 8'11 (4.85m x 2.71m)

PVCu double glazed windows to rear, radiator, fitted carpet, TV point, telephone point(s).

### SEPARATE TOILET

With wash hand basin with mixer tap and tiled splashback, low-level wc and extractor fan, radiator, fitted carpet.

## First Floor

### LANDING

PVCu double glazed patio doors, radiator, fitted carpet with smoke detector

### BEDROOM 1 12'11 x 8'8 (3.93m x 2.64m)

PVCu double glazed, radiator, fitted carpet, telephone point.

### BEDROOM 2 7'11 x 8'0 (2.41m x 2.43m)

PVCu double glazed, radiator, fitted carpet, telephone point.

### STORAGE 1

Boiler, fitted carpet.

### BATHROOM 8'0 x 6'3 (2.43m x 1.90m)

With bath with mixer tap, wash hand basin with mixer tap and shaver point and low-level WC, part tiled walls, extractor fan, double glazed, radiator, tiled flooring.

## Second Floor

### LANDING

PVCu double glazed window, radiator, fitted carpet with smoke detector, loft access.

### BEDROOM 3 15'2 x 7'0 (4.62m x 2.13m)

PVCu double glazed, radiator, fitted carpet, en-suite, telephone point, tv point

### BEDROOM 4 12'3 x 7'7 (3.73m x 2.31m)

PVCu double glazed, radiator, fitted carpet, telephone point.

### OUTSIDE

One allocated parking space and off street parking

Unit 4 Milestone Court, Stanningley, Leeds, LS28 6HE Tel: 0870 333 1819 Fax: 0870 366 2229

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