

**54 SANDY LANE  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 7GQ**



**OFFERS OVER £160,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Terraced Property
- Three Bedrooms
- Modern Kitchen
- Family Bathroom
- Two Reception Rooms
- Good Sized Garden
- Close To Local Amenities

## 54 SANDY LANE, HUCKNALL, NOTTINGHAMSHIRE

This beautifully presented three bedroom terraced property is located in a popular area of Hucknall close to local amenities.

The property offers two reception rooms, a modern kitchen, three bedrooms and a family bathroom.

Entrance door into:

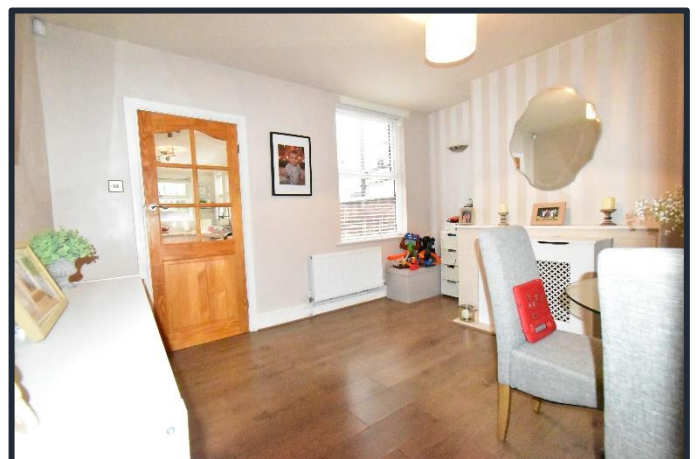
### LOUNGE

13'3" x 13'6" A good sized family room with window to the front, feature fireplace, radiator, power and ceiling light points.



### DINING ROOM

13'3" x 11'9" A good sized room following on from the living room with window to the rear, radiator, power and ceiling light points.





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**KITCHEN**

**15'3" x 7'2"** Fitted with a range of wall and base units in a white finish with coordinating work surfaces, part wall tiling, stainless steel sink with mixer tap, integrated oven, integrated four ring electric hob, extractor fan, windows to the side and rear, door to the side of the property, radiator, power and ceiling light points.



**BEDROOM ONE**

**11'2" x 13'2"** With window to the front, radiator, power and ceiling light points.



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**BEDROOM TWO**

**11'10" x 10"** With window to the rear, radiator, power and ceiling light points.



**BEDROOM THREE**

**7" x 6'9"** With window to the rear, radiator, power and ceiling light points.



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**BATHROOM**

With opaque window to the side, W.C., wash hand basin, bath with shower over, fully tiled walls, radiator and ceiling light points.



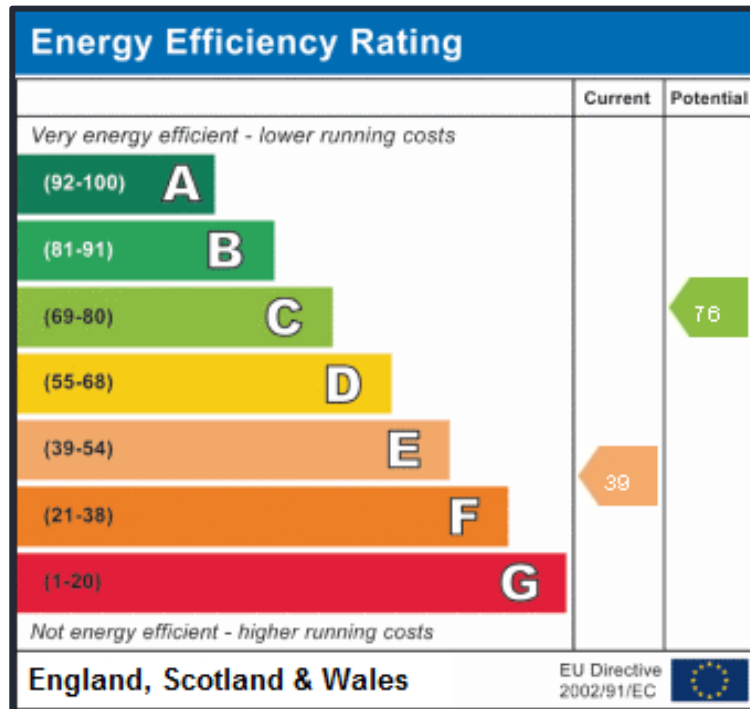
**OUTSIDE**

To the rear of the property there is an easily maintained garden with a patio and a section laid to lawn, fully enclosed with fences.





EPC GRAPH



ADDITIONAL INFORMATION

**Local Council** – Ashfield District Council

**Council Tax Band** – A

**Primary School** – Hillside Primary and Nursery School

**Secondary School** – The National School

**Stamp Duty on Asking Price:** £700 (Additional costs may apply if being purchased as a second property)

## **54 SANDY LANE, HUCKNALL, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.