



Mannion Crescent,  
Sawley, Nottingham  
NG10 3EU

**£252,500 Freehold**



THIS IS A TRADITIONAL, THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE SITUATED ON A QUIET CUL-DE-SAC IN THE HEART OF SAWLEY.

Being positioned on Mannion Crescent which is a quiet cul-de-sac within easy reach of the amenities and facilities provided by Sawley and the surrounding area, this traditional bay fronted semi detached house provides a lovely home to suit a whole range of buyer, from people buying their first property through to families who might be looking for a three bedroom house which is close to the excellent local schools and other amenities. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the gardens at the rear and side to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and recently re-decorated accommodation benefits from having gas central heating and double glazing and being ready for immediate occupation includes a reception hall, a through lounge with quality laminate flooring that opens to the kitchen, which has base units and integrated cooking appliances. To the first floor the landing leads to the three bedrooms and bathroom which has a shower over the bath. Outside there is a recently laid tarmac drive at the front of the house with gates to the left which provides access to a drive which takes you to the detached brick garage. There are private gardens to the left hand side of the property where there is an established privet hedge to the boundary and at the rear the gardens have been landscaped and designed to help keep maintenance to a minimum with there being block paved and pebbled areas.

Sawley has a number of local amenities including a Morrison's store on Tamworth Road and a Co-op convenience store on Draycott Road with all the other shopping facilities provided by Long Eaton are only a short drive away and these include an Asda, Tesco, Lidl and Aldi and many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, the train station is a short walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Enclosed porch having a UPVC door with an inset double glazed panel and a door with ornate glazed panel leading into:

### Reception Hall

Stairs leading to the first floor, electric consumer unit and electricity meter housed in a double fitted cupboard, recessed lighting to the ceiling, work surface beneath the stairs with a cupboard and space for a fridge or other appliance below and a double glazed window to the side.

### Lounge/Dining Room

23'5" x 10'2" approx (7.16m x 3.12m approx)

The through lounge has a double glazed bay window with fitted blinds to the front, Adam fireplace with a flame effect fire, double glazed window to the rear, radiator, laminate flooring and two wall lights.

### Kitchen

11'10" x 5'6" approx (3.61m x 1.68m approx)

The open plan kitchen has Shaker style units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring induction hob set in a work surface which extends to three sides and has a cupboards, oven, space for an automatic washing machine and a fridge and a drawer below, feature vertical radiator, double glazed windows to the rear and side, hood and back plate to the cooking area, UPVC door with inset glazed panel leading out to the side of the property and a Baxi wall mounted boiler.

### First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side, hatch to the loft and panelled doors to:

### Bedroom 1

10'10" x 10'3" approx (3.32m x 3.14m approx)

Double glazed bay window to the front and a radiator.

### Bedroom 2

11'7" x 10'2" approx (3.54m x 3.12m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

6'6" x 5'5" approx (2m x 1.66m approx)

Double glazed window to the front and a radiator.

### Bathroom

Having a white suite including a panelled bath with a mixer tap/shower, tiling to three walls and a glazed protective screen, pedestal wash hand basin with a tiled splashback and a mirror fronted cabinet to the wall above and a low flush w.c., radiator, opaque double glazed window and an extractor fan.

### Outside

At the front of the property there is a block edged tarmacadam,

recently laid driveway which provides off road parking and to the left of the property there are double gates leading to the drive which takes you to the garage. There is fencing to the left hand and front boundaries and a low level wall to the right hand side.

To the left hand side of the property there is a private lawned area with a hedge to the boundary and there is a vegetable garden which, if preferred, could be lawned which extends to the rear of the garage.

At the rear there is a block paved and pebbled garden which helps to keep maintenance to a minimum with a path leading to the door into the garden room/workshop and an outside tap is provided.

### Garage

9'2" x 9'0" approx (2.81m x 2.76m approx)

The brick detached garage has an up and over door at the front, two windows to the side, power and lighting is provided with the garage having its own electric consumer unit.

### Workshop

9'1" x 6'9" approx (2.78m x 2.06m approx)

At the rear of the garage there is a separate room which can be accessed from either the garage or a door at the side, there is a window to the rear and shelving to the walls.

### Directions

Proceed out of Long Eaton along Tamworth Road continuing straight over at the traffic island into Sawley. Take the right turning into Victoria Street and continue following Victoria Street round the left hand bend taking the right branch into Mannion Crescent where the property can be identified by our for sale board. 7972AMMP

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 71mbps Ultrafast 1000mbps

Phone Signal – 3, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

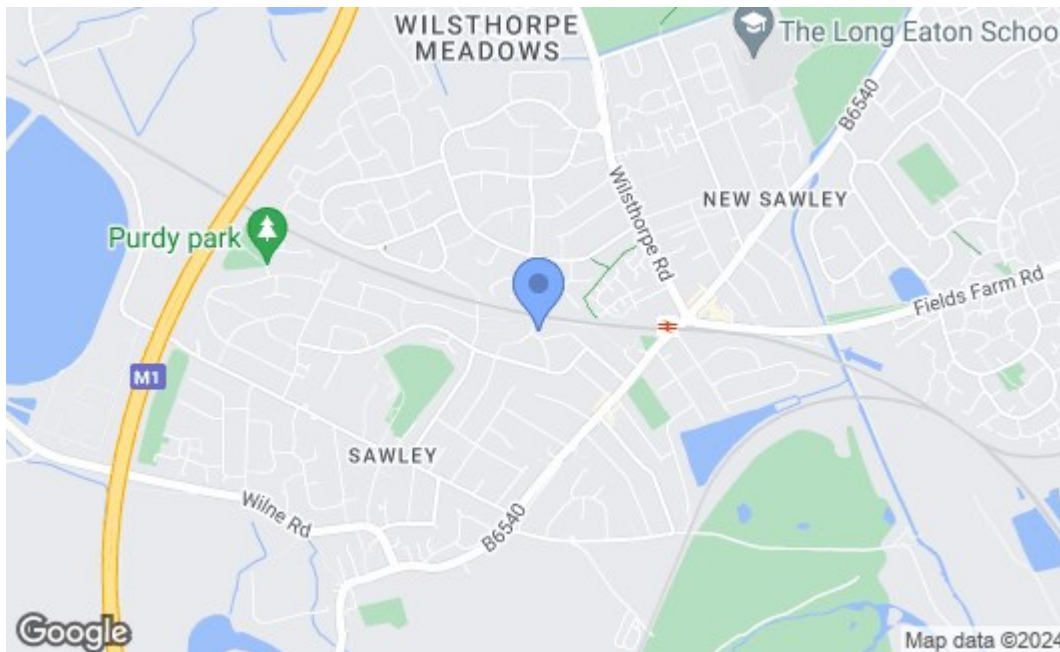
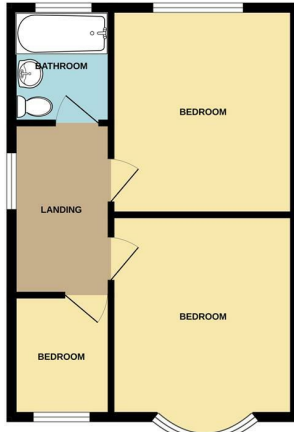
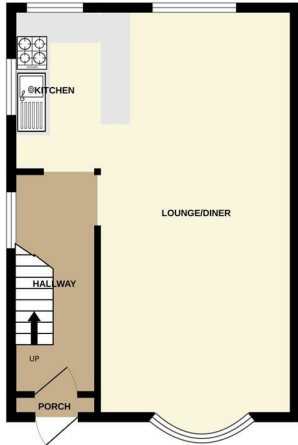
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.