Robert Ellis

look no further...







Turner Road,
Sawley, Nottingham
NG10 3GP

Price Guide £165-170,000

Freehold

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THIS IS A TWO DOUBLE BEDROOM, TRADITIONAL SEMI DETACHED HOUSE SITUATED IN THE POPULAR ESTABLISHED AREA OF SAWLEY WITH THE HOUSE NOW BEING IN NEED OF A GENERAL UPGRADE AND REFURBISHMENT PROGRAMME.

Being located on Turner Road on the edge of Sawley, this traditional two bedroom property is being sold with the benefit of NO UPWARD CHAIN and is now in need of being improved by a new owner. This is a property that will appeal to an investor or DIY enthusiast who is able to purchase the property at a price which reflects the work required and then refurbish to suit their own requirements and stamp their own mark on their next property. For the size and layout of the accommodation to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in the property for themselves. The house is well placed for easy access to the shops situated on Tamworth Road, to excellent local schools and to Long Eaton railway station which is literally only a five minute walk from the house.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits from having gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall with stairs leading to the first floor and a door to the lounge which has a bay window to the front and an Adam style fireplace, the dining/living kitchen extends across the rear of the house and has wood grain effect finished units and there are double doors from the dining/living area leading into the conservatory which provides an additional sitting or dining area and has a glazed door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and the recently re-fitted bathroom which is fully tiled and has a bath and separate walk-in shower. Outside there is a pebbled area at the front, a drive down the left hand side and a further pebbled area at the rear with fencing and hedging to the boundaries.

As previously mentioned the property is only a few minutes walk away from the shops on Tamworth Road and those in Long Eaton are also within easy reach and include an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club, walks in the surrounding picturesque countryside and along the banks of the River Trent and as well as Long Eaton train station, the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, East Midlands Parkway station and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
Open porch leading through a UPVC panelled front door with an inset ornate double glazed oval panel to:

Reception Hall
Stairs with a hand rail leading to the first floor and a pine panelled door leading to:

Lounge/Sitting Room
13'5 x 9'8 approx (4.09m x 2.95m approx)
Double glazed bay window to the front, a feature open fireplace with an Adam surround and an inset and hearth, vinyl floor covering, radiator, cornice to the wall and ceiling and two wall lights.

Living/Dining Kitchen
16'9 x 12'4 approx (5.11m x 3.76m approx)
The kitchen area is fitted with wood grain effect finished units having brushed stainless steel fittings and includes a circular sink and drainer with a mixer tap set in an L shaped work surface with cupboards, spaces for an automatic washing machine and dishwasher, cupboards and drawers below, space for an upright fridge/freezer, matching eye level wall cupboards, four ring gas hob set in a further work surface with oven and cupboards below, tiling to the walls by the work surface areas, double glazed window to the rear and cornice to the wall and ceiling.

In the dining/living area there are double glazed, double opening French doors leading to the conservatory, a recess in the chimney breast, a radiator, cornice to the wall and ceiling and an under-stairs storage cupboard having a double glazed window to the side, shelving and the gas and electric meters and fuse box are located in the under-stairs cupboard.

Conservatory
9'6 x 7'3 approx (2.90m x 2.21m approx)
The conservatory has a full height double glazed door leading out to the rear garden and double glazed windows to the rear and side, a vaulted polycarbonate roof and tiled flooring.

First Floor Landing
The landing has a double glazed window to the side, a hatch to the loft and pine panelled doors leading to:

Bedroom 1
13'3 x 9'7 approx (4.04m x 2.92m approx)
Double glazed window to the front, a feature cast iron fireplace, a radiator and high level shelf to three walls and there is a built-in storage cupboard which houses the wall mounted gas boiler.

Bedroom 2
12'3 x 8'3 approx (3.73m x 2.51m approx)
Double glazed window to the rear, radiator and recessed lighting to the ceiling.

Bathroom
9'1 x 7'6 approx (2.77m x 2.29m approx)
The refitted bathroom is fully tiled and has a tiled panelled bath with mixer taps, a low flush w.c., hand basin with a mixer tap, double cupboard below and a mirror to the wall with a light over to the wall above and there is a separate walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, a feature vertical towel radiator, an opaque double glazed window and tiled flooring.

Outside
At the front of the property there is a pebbled area and a concrete drive to the left of the property providing access to the rear garden. There is an outside light next to the front door, fencing to the front and left hand boundaries and a low level wall to the right hand side.

To the rear the drive has a step taking you to a pebbled area at the rear of the house which helps to keep maintenance to a minimum, there is fencing to the left hand side and rear boundaries where there is also hedging and there is brickwork to the right hand boundary.

Directions
The property is best approached by leaving Long Eaton along Tamworth Road, passing under the railway bridge and turning second left into Mikado Road. Turner Road is found as a turning on the right hand side.
9481MP

Council Tax
Erewash Borough Council Band A

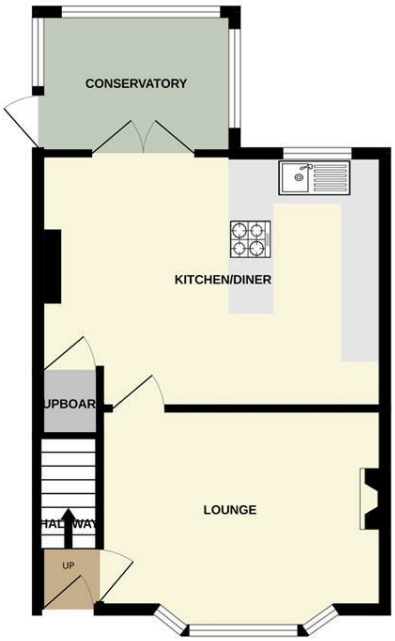
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 79mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



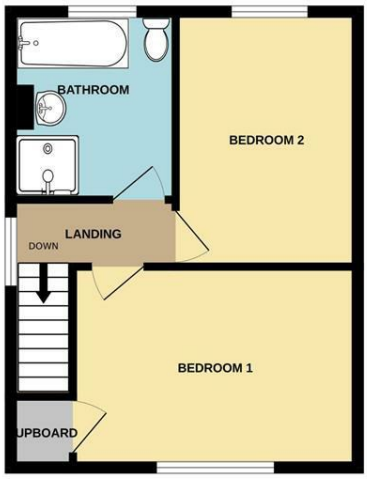


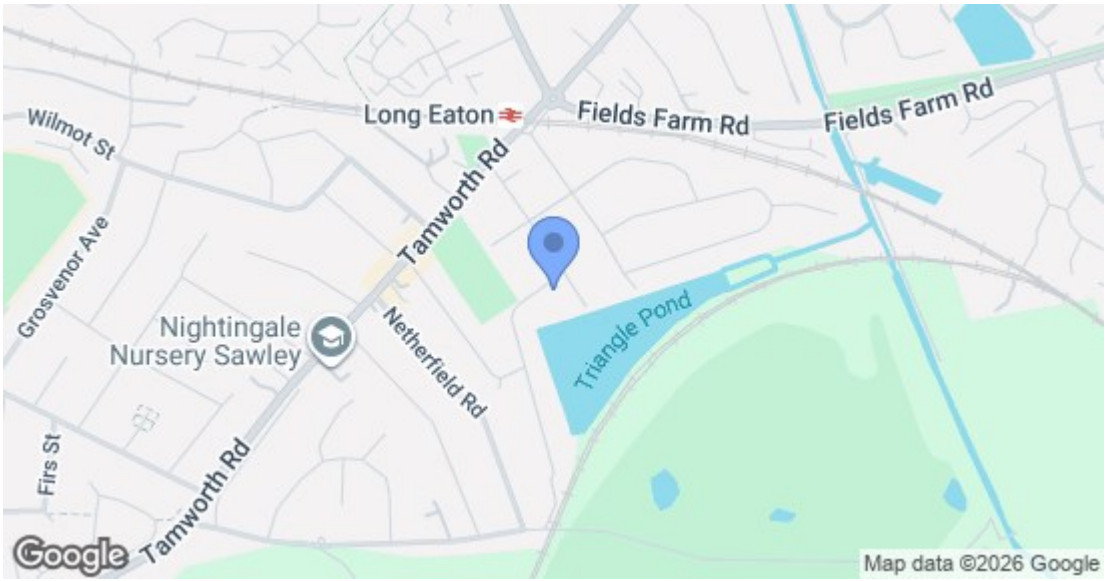
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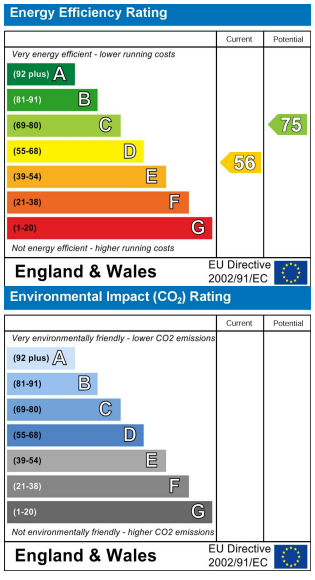
GROUND FLOOR



1ST FLOOR







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.

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