Robert Ellis

look no further...

Rowsley Avenue,
Sawley, Nottingham
NG10 3ER

£169,995 Freehold

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THIS IS A THREE BEDROOM SEMI DETACHED HOUSE NOW IN NEED OF A GENERAL UPGRADE AND REFURBISHMENT PROGRAMME WHICH IS LOCATED IN THIS ESTABLISHED RESIDENTIAL AREA, CLOSE TO EXCELLENT TRANSPORT LINKS AND MANY OTHER AMENITIES AND FACILITIES.

Being located on Roswley Avenue in the heart of Sawley, this traditional three bedroom property is now in need of a general upgrade programme being carried out and is therefore priced accordingly to appeal to people who are looking for a project to purchase a house to live in or to improve with the option to either sell the property or rent it out and for the layout of the existing accommodation and size of the rear garden 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 property is well placed for easy access to the excellent local amenities and facilities provided by Sawley and nearby Long Eaton, as well as to excellent transport links, all of which has helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation provides the opportunity to be altered to improve the layout, with the option to combine the kitchen with the adjacent room to create a living/dining kitchen at the rear of the house. The property is entered through the front door and the accommodation includes a reception hall, lounge, kitchen and utility/store room next to the kitchen. To the first floor there are the three bedrooms and tiled bathroom which has a light coloured suite with a shower over the bath. Outside there is a lawn and drive at the front, gates to the left hand side of the house which provides access to the garage positioned at the rear and the rear garden is a good size but now needs attention, as people will see when they view.

Sawley has a number of local shops including Morrison's and a well regarded bakery on Tamworth Road, there is a Co-op convenience store on Draycott Road and Long Eaton is only a short drive away where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for younger children within walking distance of the property with schools for older children being a short distance away, there are healthcare and sports facilities, walks in the nearby open countryside and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provides good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch and an opaque glazed front door with a matching side panel leading to:

Reception Hall
Stairs with balustrade and cupboard under leading to the first floor, wall mounted storage heater, the electricity meter and consumer unit are housed in a fitted unit, glazed doors leading to the lounge and utility/kitchen.

Lounge
13' x 10'8 approx (3.96m x 3.25m approx)
Double glazed window to the front, four burner gas fire (not tested) set in a brick surround with a tiled hearth and two wall lights.

Kitchen
13' x 10' approx (3.96m x 3.05m approx)
The kitchen is fitted with a stainless steel sink and a mixer tap set in a work surface with a cupboard, shelves and space for an automatic washing machine below, L shaped work surface with cupboards and two drawers under, tiling to the walls by the work surface area, space for an upright electric cooker, range of matching eye level wall cupboards, shelving and display cabinets and a hood over the cooking area, window to the rear, four burner gas fire (not tested) set in a brick surround with a matching hearth and a shelved pantry.

Utility Area
10'6 x 4'5 approx (3.20m x 1.35m approx)
The utility area can easily be combined with the existing kitchen to create a large dining kitchen with this room currently having a window to the rear, half double glazed door leading out to the side, panelling to the walls and ceiling, an understairs storage cupboard and a range of wall cupboards.

First Floor Landing
The balustrade continues from the stairs onto the landing, window to the side, hatch to the loft and the copper lagged tank enclosed in an airing/storage cupboard.

Bedroom 1
13'7 to 10'2 x 10'8 approx (4.14m to 3.10m x 3.25m approx)
Double glazed window to the front, wall mounted storage heater and built-in cupboard/wardrobe.

Bedroom 2
13'5 to 11'2 x 10'6 approx (4.09m to 3.40m x 3.20m approx)
Window to the rear, storage heater and built-in wardrobe/cupboard.

Bedroom 3
8'3 x 7'7 approx (2.51m x 2.31m approx)
Double glazed window to the front and a shelved recess over the stairs.

Bathroom
The bathroom is fully tiled and has a pampas coloured suite including a panelled bath with chrome hand rails and a shower over (not tested), pedestal wash hand basin, a low flush w.c. and two opaque glazed windows.

Outside
At the front of the property there is a drive and lawn with double gates at the side of the house providing access to the rear and there is fencing to the side boundary.

At the rear the drive leads to an asbestos garage, there is a lawned garden with trees and bushes, fencing to the right and rear boundaries and there is a greenhouse positioned behind the garage.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over into Sawley, second turn right into Victoria Street, left into Wilmot Street, contining along eventually taking a right hand turning into Rowsley Avenue where the property can be found on the right hand side.
8945MP

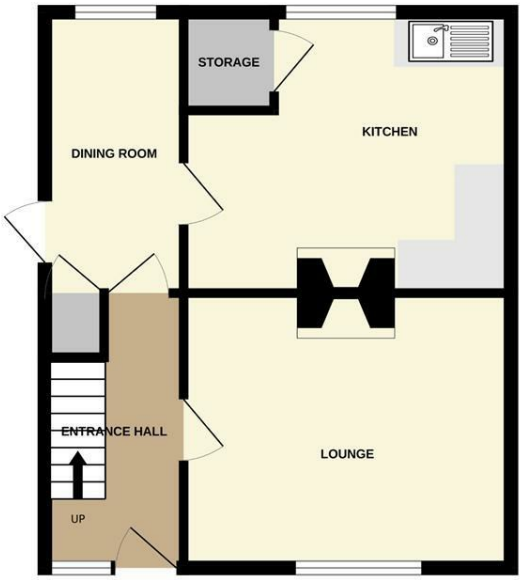
Council Tax
Erewash Borough Council Band B

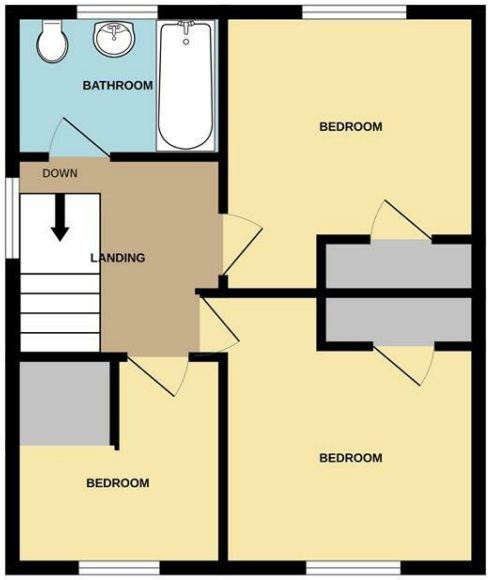
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 30mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

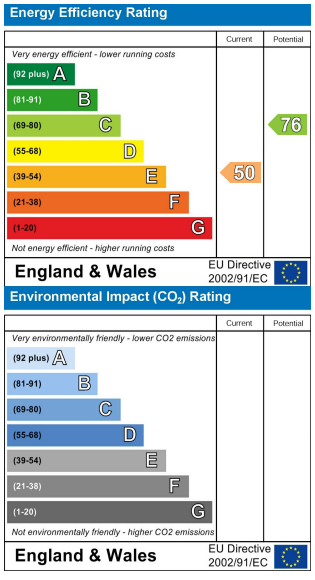
GROUND FLOOR

Robert Ellis ESTATE AGENTS

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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