



Swiney Way,
Toton, Nottingham
NG9 6RA

£245,000 Freehold

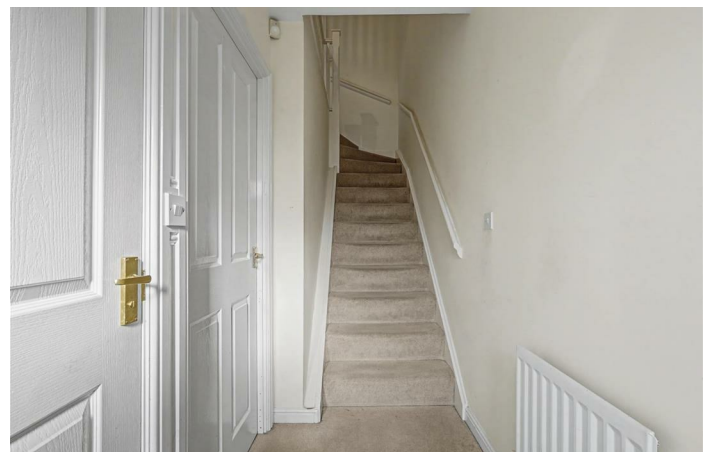
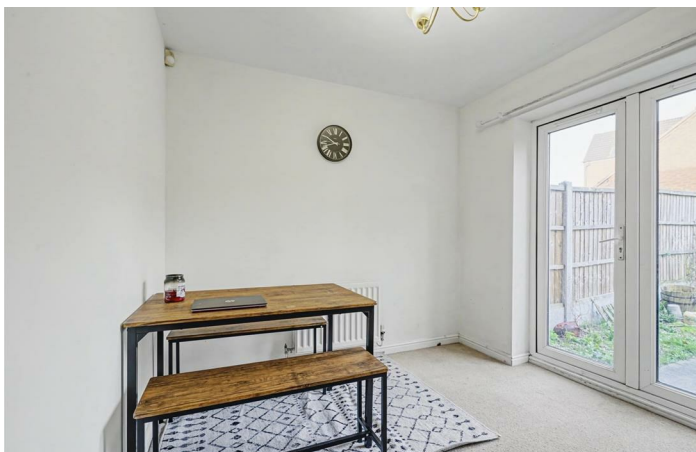


THIS IS A THREE BEDROOM END PROPERTY WHICH IS SITUATED IN THIS SOUGHT AFTER RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being located off Swiney Way in Chilwell, this three bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom home which is close to excellent local amenities and facilities provided by Chilwell and the surrounding area. The property is being sold with NO UPWARD CHAIN and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in the property for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door, the accommodation comprises of a reception hall with a ground floor w.c. off, lounge with a window to the front, the dining kitchen has wood grain effect finished units and includes cooking appliances and there are double opening, double glazed French doors leading out from the dining area to the rear garden. To the first floor the landing leads to the two bedrooms and bathroom which has a shower over the bath and to the second floor there is the main double bedroom which has a window to the front and Velux window to the sloping ceiling. Outside there is a pathway with railings to the front with the main garden being at the rear which is mainly lawned with fencing to the boundaries and there is a brick garage and off road parking to the rear of the property.

The property is within easy reach of many local amenities and facilities with there being a Tesco superstore on Swiney Way and at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries, along with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton, there are schools for all ages within easy reach of the property, healthcare and sports facilities which include several local golf courses, walks in the nearby picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

Panelled front door with two inset double glazed panels leading into:

Reception Hall

Stairs to the first floor and a radiator.

Cloaks/w.c.

Having a white low flush w.c., corner wash hand basin with a tiled splashback, radiator, opaque double glazed window and a wall mounted electric consumer unit.

Lounge

12'3 x 10'1 approx (3.73m x 3.07m approx)

Double glazed window with a fitted blind to the front, built-in understairs storage cupboard and a radiator.

Dining Kitchen

15'8 x 8'3 approx (4.78m x 2.51m approx)

The kitchen has wood grain effect finished units with brushed stainless steel fittings and includes a sink with a mixer tap and four ring gas hob set in a work surface extending to three sides with spaces for an automatic washing machine and a fridge, cupboards and drawers and an oven below, matching eye level wall cupboards, hood to the cooking area, space for an upright fridge/freezer, tiling to the walls by the work surface areas, boiler housed in a matching wall cupboard, double glazed window to the rear and double opening, double glazed French doors leading out to the rear garden from the dining area.

First Floor Landing

Double glazed window to the front, the balustrade continues from the stairs onto the landing and there is a flight of stairs to the second floor.

Bedroom 3

9'3 to 7'3 x 9' approx (2.82m to 2.21m x 2.74m approx)

Double glazed window with fitted blind to the front and a radiator.

Bedroom 2

11'3 to 9'3 x 9'9 approx (3.43m to 2.82m x 2.97m approx)

Double glazed window with fitted blind to the rear and a radiator.

Bathroom

The bathroom has a white suite including a panelled bath with a chrome hand rail and a Mira shower over, low flush w.c. and pedestal wash hand basin with a tiled splashback and a mirror fronted cabinet with a shelf to the wall above, tiling to the walls by the bath, sink and w.c. areas, double glazed window, extractor fan, electric shaver point and tiled flooring.

Second Floor Landing

Door to:

Bedroom 1

13'7 x 12'2 approx (4.14m x 3.71m approx)

Double glazed window with a fitted blind to the front, Velux window to the sloping ceiling, radiator, built-in storage cupboard and hatch to loft.

Outside

At the front of the property there is a path with railings leading to the front door and there is a lawned area in front of the property.

At the rear there is a path leading to a gate at the bottom of the garden, there is a lawn and fencing to the side and rear boundaries and a gate leads to the car parking area and garage which are positioned at the rear.

Garage

16'6 x 8'3 approx (5.03m x 2.51m approx)

The brick garage has a pitched tiled roof, an up and over door at the front and there is storage provided in the roof space.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Cornmill pub turn left into Swiney Way, left again at the next mini island and the property can be found as identified by our for sale board.

9170MP

Council Tax

Broxtowe Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.