



Second Avenue,  
Risley, Derbyshire  
DE72 3SZ

**£250,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE IN THIS SOUGHT AFTER VILLAGE, IN NEED OF SOME COSMETIC UPGRADE.

Robert Ellis are pleased to bring to the market this deceptively spacious three bedroom semi detached family home situated in the popular residential location of Risley with fantastic access to the M1 and A52 road networks, as well as local amenities and schools which include Risley Lower Grammar School and Friesland School. Situated on a cul-de-sac with picturesque outlook over the Erewash fields and countryside and also easy access to walks. For all that is included in this delightful family home, we highly recommend an internal viewing to appreciate all that is on offer.

The property was constructed in the 1960's of brick to the external elevation all under a pitched tiled roof and has generous size accommodation with room to extend to the rear and side, subject to planning. There is the added benefit of off street parking and a garage. In brief the accommodation comprises of an entrance hall which flows through to the kitchen and provides access to the dining room and lounge to the front, to the first floor there are three bedrooms, two double and a single, and three piece bathroom to the rear. The property is in need of a general upgrade programme but has the benefit of gas central heating and double glazing. With a delightful kerb appeal from the front, off street parking with decorative stone chippings with miscellaneous shrubs and bushes, off street parking to the side continuing round to the rear and providing access to the garage with a decorative slate circle, lime stone chippings and block paved patio to the rear, all enclosed with fenced boundaries.

Risley is a most sought after rural location which is situated between Nottingham and Derby and is well placed for easy access to motorway and other transport links. There are shopping facilities found at nearby Long Eaton where there are Asda and Tesco superstores, Pride Park where there is a Sainsbury's, Sandiacre and there are more local Co-op convenience store at Breaston and Borrowash. There are excellent local schools for all ages within easy walking distance with the well regarded Risley infant and primary school being at one end of the village and Friesland senior school being a few minutes walk away. There are walks in the surrounding picturesque countryside which includes walks around Stanton by Dale, Dale Abbey as well as the immediate area and as well as J25 of the M1, which is literally a two minute drive away, the transport links include stations at Long Eaton, Derby and East Midlands Parkway, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC front entrance door, stairs to the first floor, radiator, double glazed window to the side and doors to:

### Kitchen

12'11" x 5'8" approx (3.94m x 1.73m approx)

Wall, base and drawer units, stainless steel sink and drainer, double glazed door to the side and UPVC double glazed window to the rear and side, combination boiler, radiator, space for a washing machine.

### Dining Room

14'4" x 10'2" approx (4.37m x 3.10m approx)

Patio doors to the rear, radiator, coving to ceiling and feature gas fire.

### Lounge

14'4" x 11'5" approx (4.37m x 3.48m approx)

Radiator, double glazed window to the front, gas fire, exposed brick surround and coving to the ceiling.

### First Floor Landing

Storage cupboard, double glazed window to the side and doors to:

### Bedroom 1

12'1" x 10' approx (3.68m x 3.05m approx)

Double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2

12'1" x 9'5" approx (3.68m x 2.87m approx)

Double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom 3

7'11" x 7'3" approx (2.41m x 2.21m approx)

Double glazed window to the front, radiator and fitted storage cupboard.

### Bathroom

7'11" x 5'6" approx (2.41m x 1.68m approx)

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and low flush w.c., double glazed window to the rear and side and radiator.

### Outside

The property has great stance and kerb appeal from the road, there is off street parking and a low maintenance front lawn with stone chippings and miscellaneous shrubs and bushes. The rear garden has the continuation of the off street parking through gates which provide access to the garage. There is block paving, decorative stone and privately enclosed by a fenced boundary to the rear and side with picturesque views over the countryside to the rear.

### Garage

### Directions

The property is best approached by leaving the Junction 25 traffic island heading towards the Sandiacre Risely traffic lights, turning left onto Derby Road. Turn Second Right into the Second Avenue and the property can be found on the right hand side.

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### Council Tax

Erewash Borough Council Band B

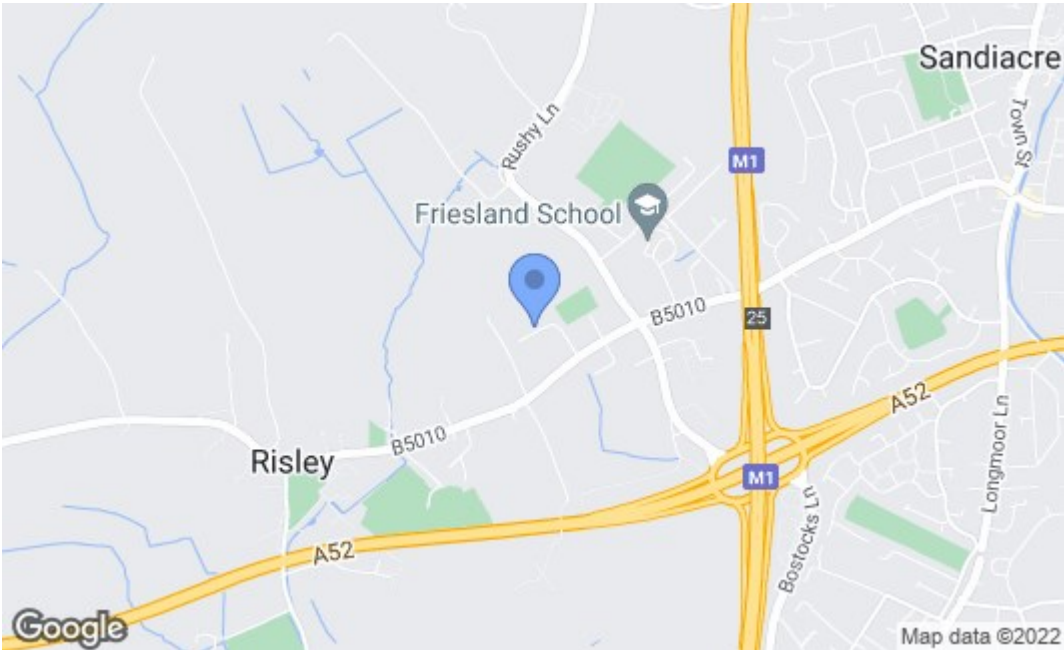


Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR

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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | 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 |         |           |
| 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.