

# Robert Ellis

*look no further...*



Conway Avenue,  
Borrowash, Derbyshire  
DE72 3GT

**£179,950 Freehold**

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A THREE BEDROOM SEMI DETACHED HOUSE LOCTED IN THE POPULR VILLAGE OF BORROWASH AND BEING SOLD WITH NO UPWARD CHAIN.

This property will appeal to buyers that are looking for a property that has the potential to update and improve. The entrance door opens into the inner hallway with stairs rising to the first floor and door leading to the living area. The living area is open to the kitchen dining area and offers open plan living and benefits from being light and airy due to the dual aspect. The kitchen area has double glazed patio doors leading to the rear garden.

To the first floor there are three bedrooms, two bedrooms are double in size and the third could be a single bedroom or home office. The bathroom is a good size and has a three piece suite. To the front of the property there is a hardstanding and has the potential to create off road parking if the curb was dropped with the correct permission. The rear garden is a good size and is certainly a great asset to the property.

Borrowash is a very desirable village which has a number of local shops including a Co-op store, Birds bakery, Coates butcher and a fishmongers with an Asda store being at nearby Spondon, Tesco and Asda stores and many other retail outlets being found in Long Eaton and a Sainsbury's and Costco at Pride Park, there are local schools for all ages, healthcare and sports facilities including several local golf courses, walks at Elvaston Castle and the surrounding countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



## Porch

Open storm porch with UPVC door having decorative obscure light panels within opening up into:

## Inner Hallway

Stairs to the first floor and door to:

## Living Room

11'10" x 10'11" approx (3.62m x 3.35m approx)

UPVC double glazed window to the front, radiator, open to:

## Kitchen Diner

15'3" x 11'8" approx (4.67m x 3.58m approx)

Double glazed sliding patio doors to the rear, UPVC double glazed window to the rear, range of wall, base and drawer units with wood effect laminate work surface over, tiled splashback, integrated single electric oven, integrated electric hob and stainless steel extractor over, stainless steel sink and drainer with chrome mixer tap, plumbing and spaces for a washing machine and dishwasher, space for a tall fridge freeze, wall mounted combi boiler, wooden flooring, chrome heated towel rail and understairs storage cupboard with shelving and light.

## First Floor Landing

Obscure UPVC double glazed window to the side, loft access hatch and doors to:

## Bedroom 1

12'3" x 9'6" approx (3.74m x 2.91m approx)

UPVC double glazed window to the front, radiator, coving.

## Bedroom 2

8'9" x 11'6" approx (2.67m x 3.53m approx)

UPVC double glazed window to the rear, coving, radiator, fitted wardrobes with shelving and hanging.

## Bedroom 3

5'6" x 8'11" approx (1.69m x 2.73m approx)

UPVC double glazed window to the front, coving, concertina door.

## Bathroom

7'1" x 5'6" approx (2.18m x 1.68m approx)

Obscure UPVC double glazed window to the rear, three

piece suite comprising of a pedestal wash hand basin, low flush w.c., bath with electric Mira Sport shower over, tiled walls, radiator.

## Outside

To the front of the property there is concrete hard standing.

Good size garden to the rear with a large paved patio area and hard standing concrete for seating, garden laid to lawn, timber storage shed and gated access to the front.

## Directions

Proceed out of Long Eaton and continue through the villages of Breaston and Draycott and into Borrowash. Continue along Derby Road which then becomes Nottingham Road and turn right into Priorway Avenue and first right into Conway Avenue.

9139MH

## 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 4mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

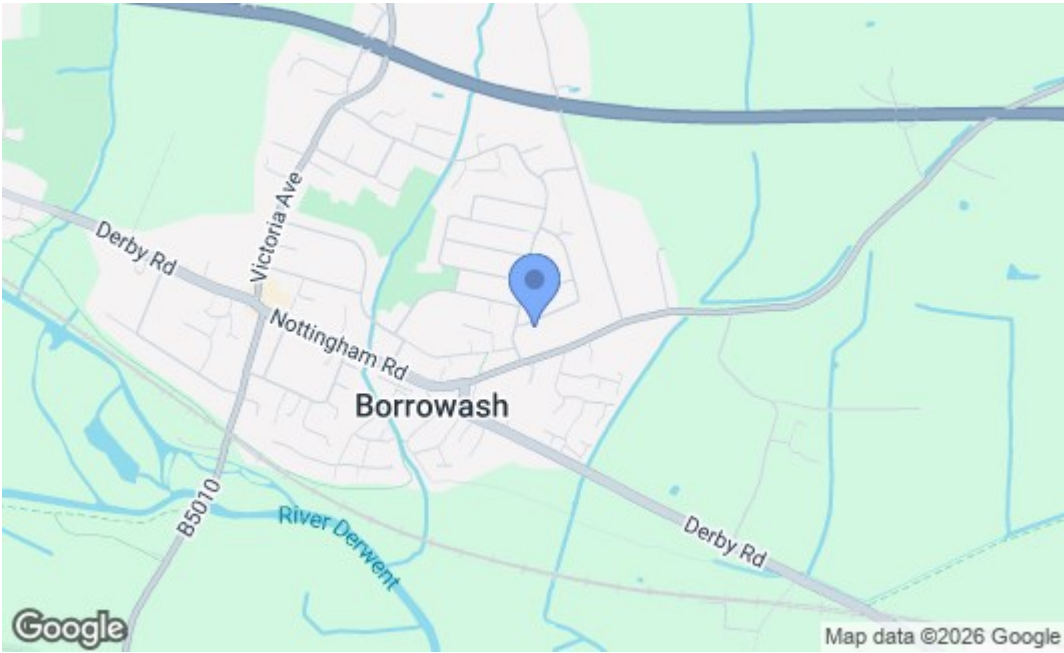
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 84        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 63      |           |
| (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.