Robert Ellis

look no further. . .

Swift Court
Eastwood, Nottingham NG16 3HX

AN EARLY 1990S TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH SECURE PARKING TO THE REAR

Offers Over £145,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, THIS TWO DOUBLE BEDROOM, EARLY 1990S SEMI DETACHED HOUSE WITH PLEASANT GARDENS AND SECURE GATED PARKING TO THE REAR.

With accommodation over two floors comprising spacious entrance hall, living room and dining kitchen to the ground floor. The first floor landing then provides access to two double bedrooms and a modern white three piece bathroom.

Other benefits to the property include gas fired central heating from a condensing boiler, double glazing front and rear gardens and enclosed block paved gated driveway to the rear.

The property itself sits favourably within easy access of the shops, services and amenities within Eastwood town centre. There is also access to good road networks, such as the A610 and M1 junction 26 of the M1 Motorway, nearby open spaces, Giltbrook Retail Park and Ilkeston train station.

We believe the property would make an ideal first time buy, investment opportunity and highly recommend an internal viewing.

ENTRANCE HALL
6'3" x 4'9" (1.92 x 1.46)
UPVC panel and double glazed front entrance door, radiator, wall mounted consumer box, alarm control panel, stairs to first floor and door to living room.

LIVING ROOM
12'11" x 11'6" (3.95 x 3.51)
Double glazed window to the front, radiator, laminate flooring to match the hallway, media points and useful understairs storage cupboard with fitted shelving and alarm control box.

DINING KITCHEN
14'9" x 9'0" (4.51 x 2.75)
Equipped with a range of matching fitted base and wall storage cupboards with oak butcher's block work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks. Cooker with double oven beneath and four ring gas top, space for fridge/freezer and plumbing for washing machine, tiled floor, radiator, two double glazed windows to the rear with fitted roller blind, UPVC panel and double glazed exit door to garden, extractor fan and wall mounted gas fired central heating condensing boiler.

FIRST FLOOR LANDING
Loft access point, doors to both bedrooms and bathroom.

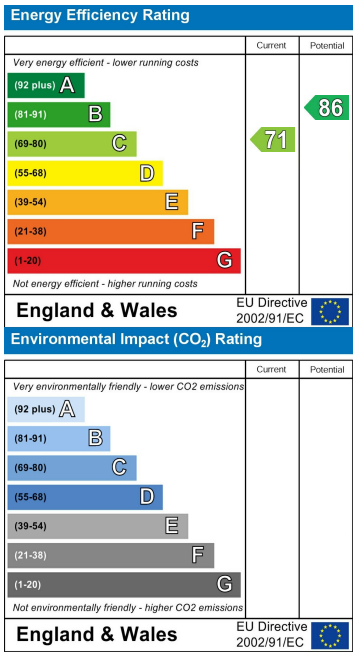
BEDROOM 1
11'6" x 9'8" (3.52 x 2.95)
Two double glazed windows to the front, radiator, airing cupboard housing hot water cylinder with shelving above.

BEDROOM 2
13'1" x 7'8" (4 x 2.36)
Double glazed window overlooking the pleasant rear gardens, radiator and telephone point.

BATHROOM
8'6" x 4'8" (2.6 x 1.44)
Modern white three piece suite comprising bath with glass shower screen, central mixer tap and hand-held shower attachment, push-flush w.c. and wash hand basin with tiled splashbacks and mixer tap. Double glazed window to the rear with fitted blinds, wall mounted heated chrome ladder towel radiator, spotlights, shaver point and wall mounted mirror fronted bathroom cabinet.

OUTSIDE
To the front of the property is a predominantly gravel garden, being enclosed by a picket style fence and brick wall to the boundary line. There is a pedestrian entrance gate and pathway then providing access to the front entrance door. The rear garden is bounded by a curved brick wall and timber fencing and consists of a block paved driveway area with secure gates, accessed from the rear. This then leads onto a paved patio area, ideal for entertaining, shaped lawn section with two Palm trees, plum slate decorative chippings, useful timber storage shed, outside water tap and lighting point.

DIRECTIONAL NOTE
From the shopping area along Nottingham Road proceed away from Eastwood in the direction of the A610. Take a left turn on to Church Street and then take a left turn in to Swift Court. The property can then be found on the right hand side identified by our for sale board.



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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044