Robert Ellis

look no further. . .

Town Street
Sandiacre, Nottingham NG10 5DN

A TWO BEDROOM, TWO RECEPTION ROOM END TERRACE HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN

£135,000 Freehold

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A TWO BEDROOM, TWO RECEPTION ROOM END TERRACE HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market with the added benefit of being sold with no upward chain, this two bedroom, two reception room end terrace house situated in an elevated position within this popular and established residential location.

With accommodation over two floors comprising of an entrance hall with useful understairs storage space, living room, dining room and kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a bathroom suite.

Other benefits to the property include gas fired central heating, double glazing and generous rear garden space with useful storage and parking accessed via the rear.

The property itself is in need of general modernisation and improvement throughout, but we believe would make an ideal first time buy or young family home.

The property itself is situated within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland Schools, there is also easy access to good transport links to and from the surrounding areas such as the A52 for Nottingham and Derby, the M1 J25 motorway, Nottingham electric tram terminus situated at Bardill's roundabout and the Ilkeston train station.

There is also easy access to the shops, services and amenities situated within the neighbouring towns of Stapleford and Long Eaton.

We would highly recommend an internal viewing.

Entrance Hall
16'9" x 5'1" approx (5.11m x 1.56m approx)
Panel and glazed front entrance door, laminate flooring, TV point, radiator, turning staircase rising to the first floor with useful understairs storage cupboard and doors to living room and dining room.

Lounge
11'7" x 11'7" approx (3.54m x 3.54m approx)
Double glazed window with fitted blind to the front, radiator, media points and central chimney breakfast incorporating provision for a gas fire.

Dining Room
10'9" x 9'4" approx (3.29m x 2.86m approx)
Double glazed window with fitted blind to the rear, radiator and laminate flooring. Door to:

Kitchen
9'10" x 8'3" approx (3m x 2.52m approx)
The kitchen comprises of a matching range of wall and base storage cupboards and drawers with roll edged work surfaces incorporating counter level single sink and drainer with central mixer tap and tiled splashbacks. Space for a cooker and further under counter kitchen appliance space incorporating plumbing for a washing machine, glass fronted crockery cupboard, fixed and fitted extractor hood, double glazed window to the rear, radiator, laminate flooring and panel and glazed door to outside.

First Floor Landing
Double glazed window to the rear, decorative wood spindle balustrade, laminate flooring, loft access point, doors to both bedrooms and bathroom and boiler cupboard housing the gas central heating combination boiler.

Bedroom 1
11'5" x 9'6" approx (3.48m x 2.9m approx)
Double glazed window with fitted blind to the front and radiator.

Bedroom 2
10'9" x 9'4" approx (3.3m x 2.85m approx)
Double glazed window with fitted blind to the rear and radiator.

Bathroom
8'5" x 5'0" approx (2.57m x 1.53m approx)
Three piece suite comprising tiled in bath with Triton electric shower over, wash hand basin with storage cupboards beneath and push flush w.c. Double glazed window to the front with fitted blinds, radiator and laminate flooring.

Outside
To the front of the property there is a pathway providing access to the front entrance door with stepped access providing elevation from the roadside with planted flower borders to either side of the pathway.

The garden at the rear is split into various sections with an initial courtyard paved patio area, accessed directly from the kitchen door providing useful entertaining space with an outside water tap and lighting points. There is access to two brick garden stores, ideal for general storage and there is gated access to the second part of the garden which has a pathway leading to the parking area as well as a shared element for removal of the bins on a weekly basis. To either side of the path the garden is enclosed by timber fencing with lawn to either side.

Parking To The Rear
Situated at the end of the garden and accessed from Church Street, there is a shared driveway which then provides access for parking to the rear.

Directions
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction turn right onto Town Street and proceed parallel with the canal as if heading towards Stanton by Dale. The property can then be found elevated on the left hand side identified by our for sale board. To access the parking area continue past the property veering left onto Church Street and the driveway can be found on the let hand side.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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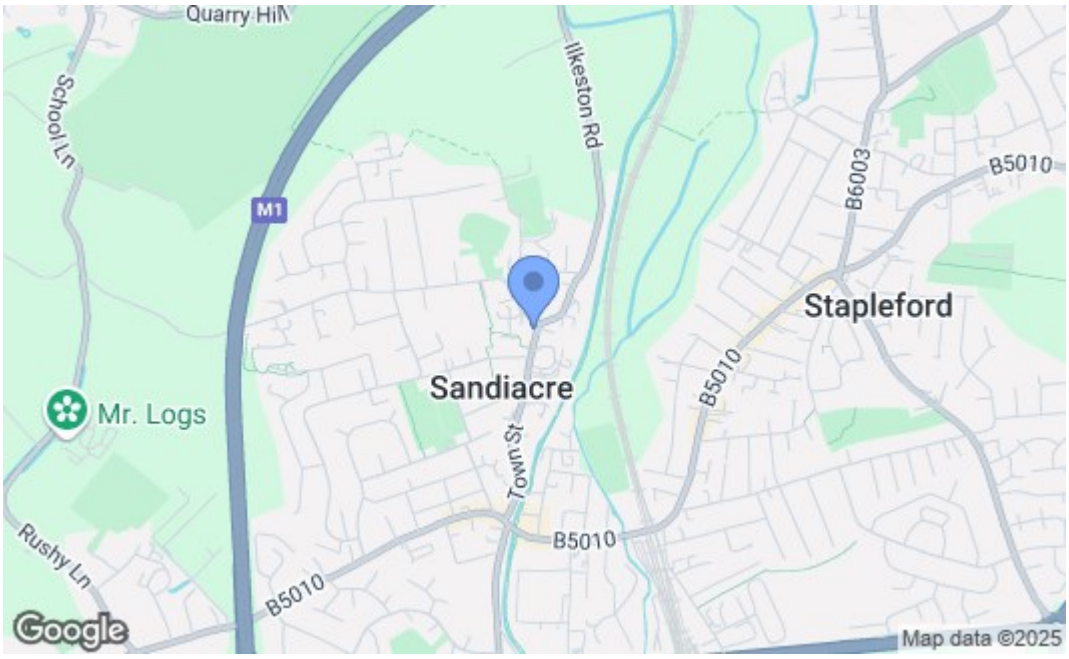

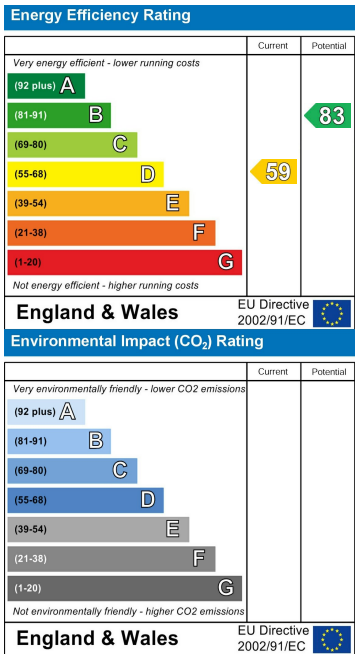

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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