Robert Ellis

look no further. . .

Barker Avenue North
Sandiacre, Nottingham NG10 5GB

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE

Offers Over £180,000 Freehold

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IF YOU LOOKING FOR PROJECT THEN THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE. COULD BE EXACTLY WHAT YOU ARE LOOKING FOR.

This spacious family property comes to the market with no upward chain and benefits from gas fired central heating served from a combination boiler, installed in 2019, having the remainder of a nine year warranty. The property also has double glazed windows. Further improvement and modernisation is required offering great potential to both keen DIY enthusiasts and property investors.

The internal accommodation comprises entrance porch, hallway, lounge, kitchen with access to separate dining room. To the first floor, the landing provides access to three bedrooms, shower room and separate w.c.

The property offers off-street parking for two vehicles and the gardens are of a generous size with useful brick outbuildings.

Situated in this popular, family orientated residential suburb within walking distance of local schools, regular bus service, local amenities and outdoor space. For those wishing to commute, the A52 and junction 25 of the M1 Motorway is a short drive away.

Offered for sale with no chain we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE PORCH
Double glazed window, front entrance door with glazed door leading to entrance hall.

ENTRANCE HALL
Radiator, stairs to the first floor, doors to lounge and kitchen.

LOUNGE
12'5" x 10'11" increasing to 12'6" (3.81 x 3.35 increasing to 3.83)
Gas fire, radiator and double glazed window to the front.

KITCHEN
10'4" x 8'10" (3.17 x 2.7)
Range of fitted wall, base and drawer units with roll edge work surfacing and inset single bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Radiator, double glazed window to rear. Door to rear and archway to dining room.

DINING ROOM
9'3" x 9'2" (2.84 x 2.8)
Radiator and double glazed French doors to rear garden.

FIRST FLOOR LANDING
Double glazed window, loft hatch with access to part boarded and lit loft space with pull-down ladder and cupboard housing gas combination boiler, installed in 2019 and with the residue of a nine year warranty.

BEDROOM 1
11'0" x 9'11" (to wardrobes) (3.36 x 3.04 (to wardrobes))
Built-in cupboard, radiator and double glazed window to the front.

BEDROOM 2
11'6" x 9'3" (3.53 x 2.84)
Radiator and double glazed window to the rear.

BEDROOM 3
6'5" increasing to 9'10" x 7'11" (1.98 increasing to 3 x 2.42)
Radiator, built-in cupboard and double glazed window to the front.

BATHROOM
7'10" x 5'6" (2.4 x 1.7)
Currently incorporating a modern two piece suite comprising wash hand basin and shower cubicle with electric shower. The room is however large enough to accommodate a full size bath if required. Partially tiled walls, radiator and double glazed window.

SEPARATE W.C.
Housing low flush w.c. Double glazed window.

OUTSIDE
The property is set back from the road, with front garden laid to lawn, driveway providing off-street parking for two vehicles in tandem which in turn leads to a carport with further parking. There is gated pedestrian access to the rear garden. The rear garden is laid mainly to lawn with patio area and mature shrubs. There are three brick built outbuildings, one housing a w.c.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre and over the railway bridge into Station Road, Sandiacre. At tyhe traffic light crossroads, turn right onto Town Street. Follow the road along, looking for and turning first left onto Kings Road. Continue along the road, bearing slightly right and at its junction, turn left onto Travers Road. Turn right onto Barker Avenue East and then left onto Barker Avenue North, where the property can be found on the right hand side.

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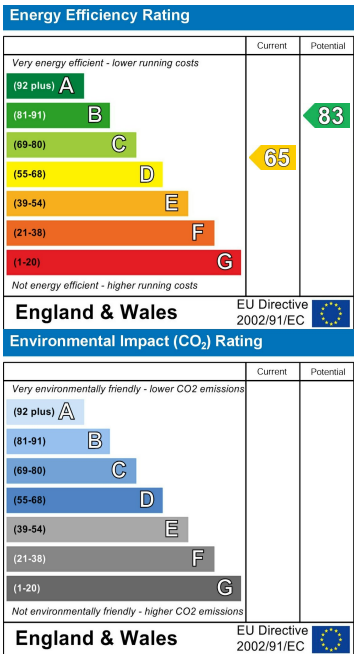

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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