



Bridge Street
Sandiacre, Nottingham NG10 5QT

£170,000 Freehold

A MODERN, TWO DOUBLE BEDROOM
SEMI DETACHED HOUSE



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Situated within this popular residential suburb, ideally placed close to lots of local facilities including a local bistro, café and bar, local shops, a Lidl and Co-op. Also within walking distance is a regular bus service linking Nottingham and Derby and for those enjoying walking or cycling, the Erewash Canal 'Nutbrook Trail' is a stones throw away. For those wishing to commute further afield, the A52 and junction 25 of the M1 Motorway is a few minutes drive away.

The accommodation comprises an entrance hall, lounge and dining kitchen to the rear. There is a cloakroom/w.c. which has been converted into a useful utility room and could be converted back into a w.c. facility if required.

To the first floor, the landing provides access to two double bedrooms and bathroom/w.c.

The property has an enclosed rear garden, laid to lawn with patio and benefits from a semi detached brick built garage with off-street parking to the rear.

Offered for sale with no upward chain, this property would make a fantastic first home or long-term buy to let investment opportunity and we recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL

Double glazed front entrance door and door to lounge.

LOUNGE

13'9" x 13'3" (4.2 x 4.05)

Stairs to the first floor, electric night storage heater, double glazed window to the front and door to dining kitchen.

DINING KITCHEN

13'10" x 13'4" (4.22 x 4.08)

Good range of wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, electric hob and extractor hood over. Plumbing and space for dishwasher, table and chair space and understairs storage cupboard. Electric night storage heater, double glazed window and door to rear.

UTILITY CLOSET

Originally designed as a cloakroom/w.c., now housing wash hand basin and plumbing for washing machine. There is the possibility of converting back to a w.c. facility if required.

FIRST FLOOR LANDING

Electric night storage heater, doors to bedrooms and bathroom.

BEDROOM 1

13'4" x 10'2" (4.08 x 3.11)

Built-in airing cupboard with pressurised hot water system. Wall mounted heater and double glazed window to the front.

BEDROOM 2

13'4" x 10'2" (4.08 x 3.1)

Wall mounted electric heater and double glazed window to the rear.

BATHROOM

6'11" x 6'5" (2.12 x 1.96)

Three piece suite comprising wash hand basin, low flush w.c. and bath with shower over. Partially tiled walls, electric fan heater and double glazed window.

OUTSIDE

To the front is a small hedged in garden. To the rear, the garden is enclosed with patio and lawn and access to the

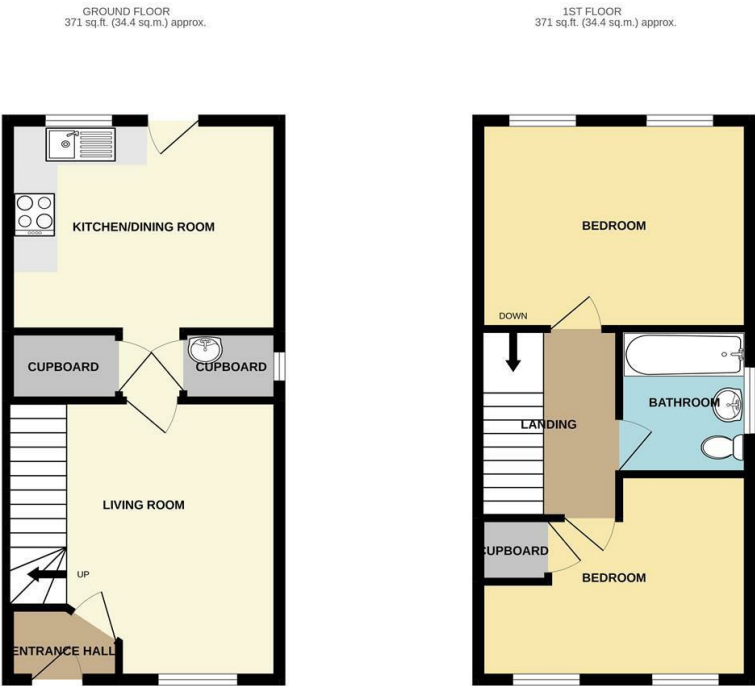
garage. The garage is located to the rear of the property and is semi detached with the neighbouring garage with parking to the front.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre. Proceed over the railway bridge onto Station Road, Sandiacre, looking for and turning third right onto Bridge Street (opposite Lidl,) continuing along the road where the property can be found on the right hand side, identified by our For Sale Board.

Ref: 7347ps





TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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