Robert Ellis

*look no further. . .*

Hayworth Road
Sandiacre, Nottingham NG10 5LL

A THREE BEDROOM SEMI DETACHED HOUSE, OFFERED FOR SALE WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION

**Offers Over £170,000 Leasehold**

A THREE BEDROOM SEMI DETACHED HOUSE, OFFERED FOR SALE WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION.

Benefiting from gas fired central heating served from a combination boiler and UPVc double glazing the property requires some improvement, therefore offering fantastic potential for first time buyers to put their own mark upon it.

The accommodation comprises entrance hall, through lounge/diner with conservatory beyond and kitchen to the ground floor. To the first floor the landing provides access to three bedrooms and shower room/w.c.

Off-street parking is provided at the front and the property has a generous rear garden, tiered with patio area, together with an area laid to artificial grass and there is a brick garage (although there is no vehicle access and currently used as a workshop/store.)

Situated in this popular residential suburb, great for families and commuters alike as schools for all ages are within easy reach, as is the A52 and junction 25 of the M1 Motorway.

As well as being ideal for owner/occupiers, this property would also make a great long-term buy to let investment.

ENTRANCE HALL
Double glazed front entrance door and stairs to the first floor.

LOUNGE/DINING ROOM
21'4" x 9'6" reducing to 8'5" (6.52 x 2.92 reducing to 2.57)
Radiator, double glazed window to the front and patio door to conservatory.

CONSERVATORY
11'10" x 11'10" (3.63 x 3.62)
UPVC double glazed windows with French doors opening out to the rear garden.

KITCHEN
10'2" x 6'5" (3.1 x 1.98)
Incorporating a range of fitted wall, base and drawer units with work surfacing and stainless steel sink unit with single drainer. Gas/electric cooker point, plumbing for washing machine, and double glazed window and door to rear.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM 1
12'7" x 9'8" (3.86 x 2.95)
Radiator and double glazed window to the front.

BEDROOM 2
9'7" x 8'3" (2.93 x 2.54)
Radiator and double glazed window to the REAR.

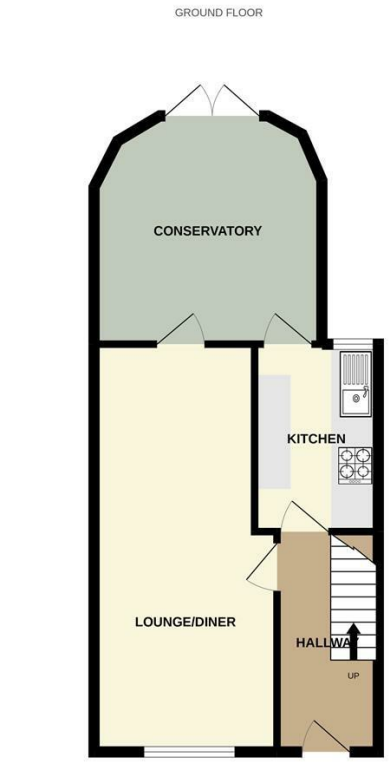
BEDROOM 3
8'10" reducing to 6'7" x 5'4" (2.71 reducing to 2.01 x 1.65)
Built-in airing cupboard housing gas combination boiler (for central heating and hot water) and double glazed window.

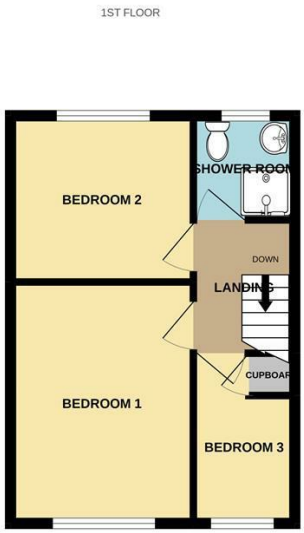
OUTSIDE
The property is set back from the road with open plan frontage providing off-street parking and there is a driveway at the side of the house. The rear garden is generous in size and enclosed with patio, area laid to artificial grass and a brick built garage (no current vehicle access) used as a brick workshop/store.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre and continue over the railway bridge into Station Road, Sandiacre. At the traffic light crossroads turn left onto Longmoor Lane. Turn second right onto Hayworth and follow the road up passing the small parade of shops to your left and the property is then on the left hand side, identified by our For Sale Board.

Ref: 7407ps

AGENTS NOTE
The property is held Leasehold for a term of 999 years from 1968 with an annual ground rent payable of £20.00. This should however be confirmed by the acting solicitor.




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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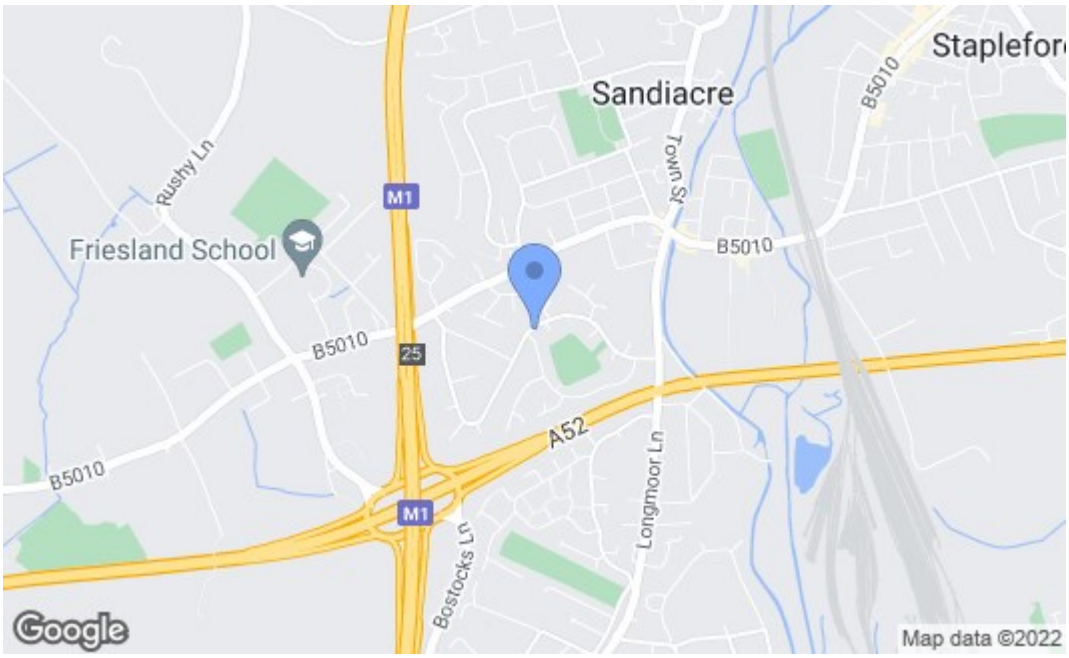


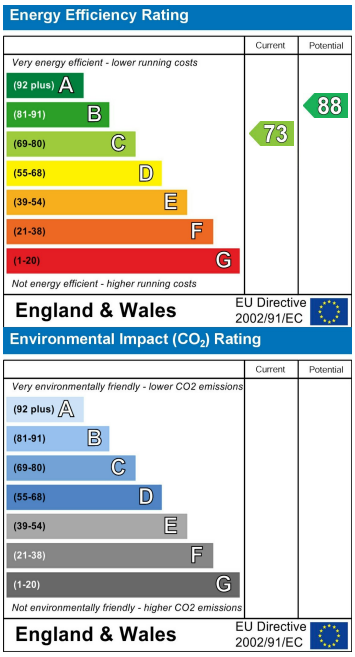


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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