Robert Ellis

look no further. . .

Wortley Avenue
Trowell, Nottingham NG9 3QP

A BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£179,995 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, breakfast kitchen and bathroom. The first floor landing then provides access to three bedrooms.

The property also benefits from a block paved driveway to the front providing off-street parking, double glazing internally and a generous garden to the rear.

Some modernisation and upgrading is required within the property which has been reflected in the asking price, such as the current lack of gas central heating. However, there is a gas supply to the property.

Benefits to the property include the nearby shops, services and amenities within the nearby towns of Stapleford, Beeston and Ilkeston. There is also easy access to good nearby outdoor space, including walks along Pit Lane towards Bramcote Woods. There is also easy access to good road networks such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property itself would make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.

ENTRANCE HALL
3'8" x 3'4" (1.13 x 1.03)
uPVC panel and double glazed front entrance door, coat pegs, staircase rising to the first floor and door to the lounge.

LOUNGE
13'6" into bay x 11'11" (4.14 into bay x 3.64)
Double glazed bay window to the front, coving, wall mounted four bar gas fire sat on a marble hearth, TV point, wall light points and door to the kitchen.

BREAKFAST KITCHEN
10'9" x 10'6" (3.30 x 3.21)
The kitchen area is equipped with a matching range of fitted base storage cupboards with roll top work surfaces incorporating single sink and draining board, plumbing for washing machine, space for cooker, full height pantry cupboard, ample space for dining table and chairs, double glazed windows to the side and rear, uPVC panel and double glazed exit door to the garden, tiled floor, useful meter box cupboard housing the electrical consumer box, and useful understairs pantry housing the gas meter and meat slab. Door to the shower room.

SHOWER ROOM
9'10" x 4'3" (3.00 x 1.30)
Relatively modern three piece suite comprising walk-in tiled shower cubicle area with non-fixed glass screen with Mira Sport electric shower over, push flush WC and wash hand basin with storage cabinets beneath and mixer tap, partial wall tiling, wall mounted mirror fronted bathroom cabinet, double glazed window to the rear and airing cupboard housing hot water cylinder.

FIRST FLOOR LANDING
Doors to all bedrooms, loft access point and double glazed window to the side.

BEDROOM ONE
15'5" max x 11'7" (4.70 max x 3.54)
Two double glazed windows to the front, decorative picture rail and exposed varnished floorboards.

BEDROOM TWO
11'3" x 7'10" (3.45 x 2.40)
Double glazed window to the rear over looking the rear garden, decorative picture rail and exposed floorboards.

BEDROOM THREE
7'6" x 7'1" (2.29 x 2.17)
Double glazed window to the rear overlooking the rear garden, decorative picture rail and exposed floorboards.

OUTSIDE
To the front of the property there is a recently laid block paved driveway providing off-street parking which in turn continues down the right hand side of the property through the pedestrian gate into the rear garden. The front garden also consists of a decorative gravel frontage making for low maintenance.

REAR GARDEN
The rear garden is of a good proportion offering an initial block paved patio seating area matching to the front driveway which in turn then leads onto a mixture of paving stones and gravel chippings offering an extension to the seating patio area (ideal for entertaining). This then leads onto a shaped lawn section with decorative flower borders housing a variety of mature bushes and shrubbery. The garden itself is enclosed by timber fencing to all boundary lines and offers a small but useable garden shed to the rear of the plot. Within the garden, we also have an external lighting point, water tap and power socket.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road. At the mini traffic island, veer left and proceed in the direction of Trowell. Look for and take an eventual right hand turn just after Pit Lane onto Trowell Grove and take the first left onto Wortley Avenue. The property can then be found on the left hand side identified by our For Sale board.

Ref: 7810NH

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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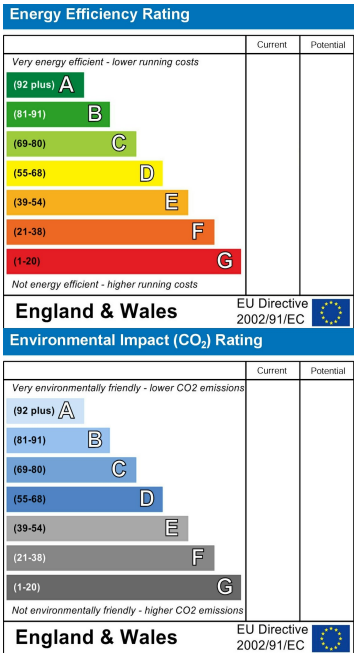

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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