Robert Ellis

*look no further. . .*

Smedleys Avenue
Sandiacre, Nottingham NG10 5JA

A SURPRISINGLY SPACIOUS THREE BEDROOM END TERRACED HOUSE.

**£165,000 Freehold**

This period property is situated at the end of this no-through road with the benefit of off-street parking and good size rear gardens. Conveniently situated a short walk from a regular bus service, doctor's surgery, as well as being close to local shops including Co-op and Lidl. Schools for all ages are within walking distance and those looking to commute further afield the A52 and Junction 25 of the M1 motorway is no more than 2 minutes away.

Centrally heated and double glazed, the accommodation comprises entrance porch, lounge, separate dining room, kitchen, rear lobby and ground floor bathroom. To the first floor, the landing provides access to three bedrooms, as well as cloakroom/WC.

Offered for sale with NO CHAIN. Requiring elements of modernisation, offering great potential for the incoming buyer to put their on mark upon it.

ENTRANCE PORCH
Double glazed front entrance door. Door to lounge.

LOUNGE
13'9" x 12'0" (4.2 x 3.67)
Radiator, double glazed window to the front.

INNER LOBBY
With understairs store cupboard and open to the dining room.

DINING ROOM
12'5" x 12'0" (3.80 x 3.66)
Door to staircase, radiator, double glazed window to the rear.

KITCHEN
10'9" x 7'0" (3.28 x 2.14)
Fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Vaillant wall mounted gas boiler (for central heating and indirect hot water). Radiator, double glazed window to the rear. Door to the rear lobby.

REAR LOBBY
Double glazed rear exit door. Door to the bathroom.

BATHROOM
6'11" x 5'3" (2.12 x 1.62)
Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Radiator, double glazed window.

FIRST FLOOR LANDING
Doors to bedrooms and cloaks/WC.

BEDROOM ONE
11'1" x 12'0" (3.38 x 3.67)
Overstairs store cupboard, radiator, double glazed windows to the front.

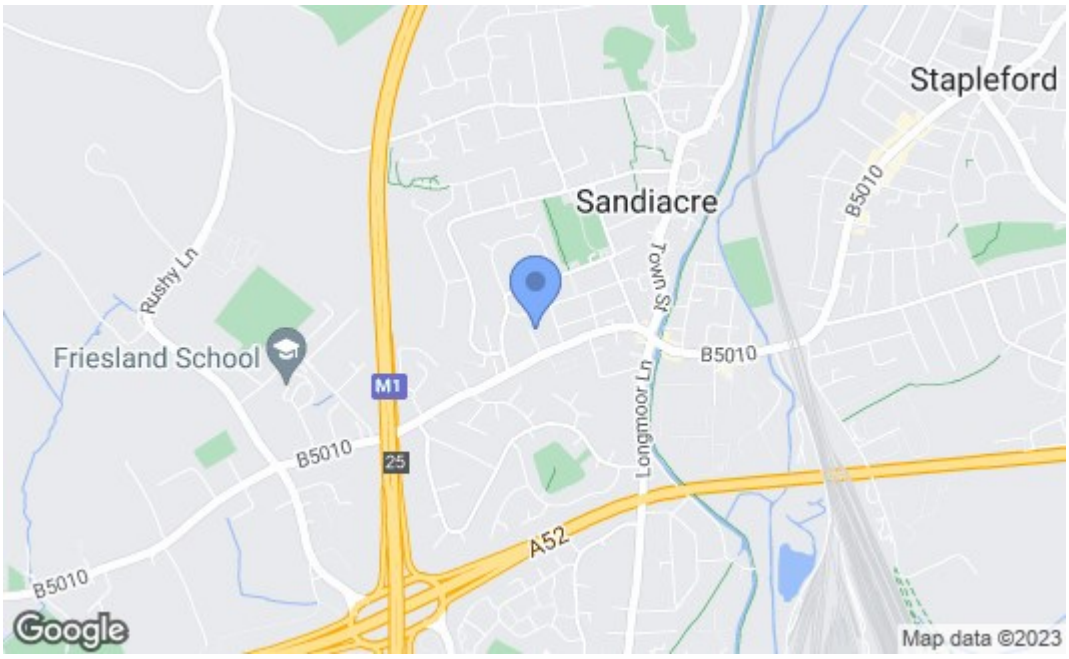
BEDROOM TWO
12'5" max x 8'11" (3.79 max x 2.72)
Fitted cupboard and airing cupboard housing water cylinder, radiator, double glazed window to the rear.

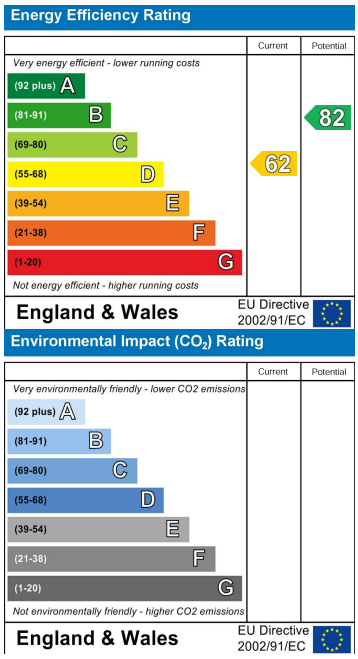
BEDROOM THREE
7'4" x 6'11" (2.25 x 2.11)
Radiator, double glazed window to the rear.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC, double glazed window.

OUTSIDE
Small walled-in frontage, driveway at the side of the property providing off-street parking, this then tapers to a pathway with gate leading to the rear garden. The rear garden is enclosed with a yard/patio area and further garden laid to rough grass.

DIRECTIONS
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre/Risley on Bostocks Lane. At the Risley traffic light crossroads, turn right onto Derby Road in the direction of Sandiacre. Follow the road over the motorway bridge and taking approx 2nd left by the Adam House Medical Centre on to Smedleys Avenue. The property can be found as the last property on the right hand side. Ref: 8275PS




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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