Robert Ellis

look no further. . .

A THREE BEDROOM MID TERRACE HOUSE.

West Avenue

Sandiacre, Nottingham NG10 5FT

£170,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

A traditionally designed and constructed three-bedroom mid-terrace house offering great potential.

Requiring some upgrading and improvement, though displaying excellent potential for the incoming purchaser to remodel to their taste and requirements, this well proportioned home will appeal to a variety of potential purchasers.

In brief, the internal accommodation comprises: entrance hall, sitting room, open plan kitchen diner with walk-in pantry to the ground floor. To the first floor are three bedrooms and a bathroom.

Outside, the property has a primarily lawned garden to the front, and to the rear has a patio, further garden area and shed. There is potential for off-road parking (subject to any necessary planning permission).

Occupying an established and convenient residential location, well placed for a wide range of local amenities including the A52 and M1, and a variety of local shops.

Entrance Hall
UPVC double glazed entrance door, radiator and stairs off to the first floor landing.

Sitting Room
14'11" x 13'3" (4.56m x 4.05m)
UPVC double glazed window, radiator, fuel effect electric fire with hearth.

Kitchen Diner
18'3" x 7'10" (5.57m x 2.41m)
Fitted with a range of wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, cooker point, plumbing for a washing machine, wall mounted 'Heatline' boiler, UPVC double glazed window, UPVC double glazed patio door, two radiators, and walk in pantry.

First Floor Landing
With loft hatch.

Bedroom One
14'10" x 10'0" (4.54m x 3.05m)
UPVC double glazed window, radiator and over stairs cupboard.

Bedroom Two
8'2" x 8'1" (2.50m x 2.48m)
Wooden single glazed window and radiator.

Bedroom Three
11'3" x 9'0" maximum overall measurements (3.44m x 2.75m maximum overall measurements)
Wooden single glazed window, radiator and store cupboard.

Bathroom
8'2" x 5'2" (2.49m x 1.59m)
Incorporating a three piece suite comprising: low level WC, pedestal wash hand basin, bath, part tiled walls. Wooden single glazed window and radiator.

Outside
To the front, the property has a primarily lawned garden with a timber fence boundary, path to the front door and shared entrance tunnel. There is potential for off-road parking (subject to the necessary permissions). To the rear, the property has a patio with further garden beyond and timber shed.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaption: None
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

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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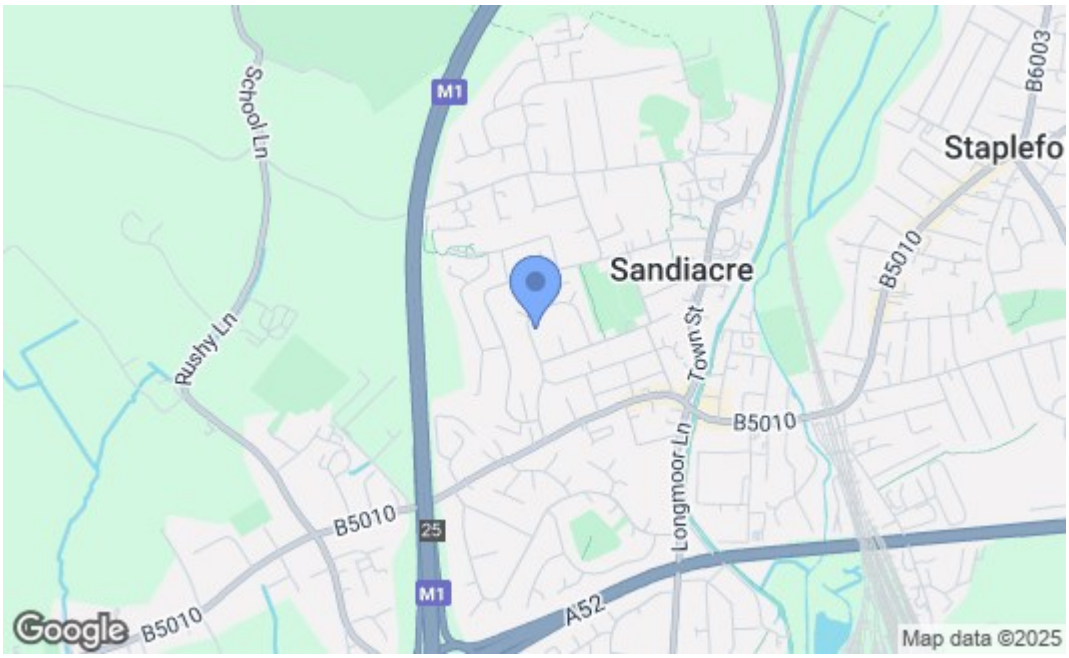

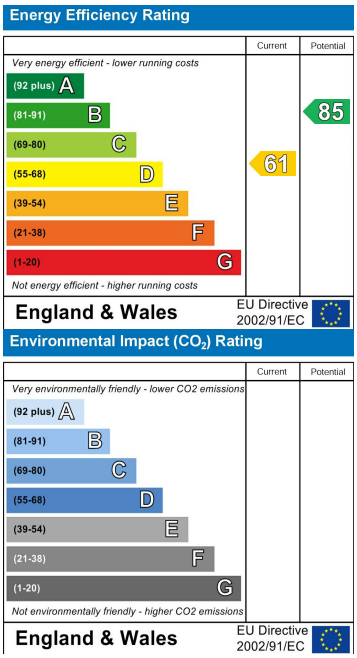

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30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044