



Wortley Avenue
Trowell, Nottingham NG9 3QP

A TWO DOUBLE BEDROOM SEMI
DETACHED HOUSE.

£199,950 Freehold



We are pleased to offer for sale this two double bedroom semi detached house.

This particularly well maintained property comes to the market in a ready to move into condition with features including gas fired central heating served from a conventional boiler (installed in 2022), double glazed windows throughout, the living room has the benefit of a feature log burner, and there is a contemporary modern fully fitted dining kitchen.

Situated in this popular residential suburb within in the village of Trowell, which has its own primary school, Post Office/convenience store and regular bus service, and offers great commutability to nearby towns and Nottingham city centre.

The property benefits from off-street parking for two cars to the front, a particularly good size and attractively landscaped rear gardens with two patio areas, lawn and useful garden shed (with power).

This property would make a fantastic first home and an early internal viewing is highly recommended.



ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor.

LIVING ROOM

13'2" x 11'11" (4.02 x 3.65)

Wood flooring, radiator, inset cast iron log burner, double glazed bay window to the front.

OPEN PLAN DINING KITCHEN

11'10" increasing to 15'4" x 10'11" (3.63 increasing to 4.68 x 3.35)

Incorporating a modern fitted range of wall, base and drawer units with square edge work surfacing and inset one and a half bowl sink unit with single drainer, built-in electric double oven, electric hob with extractor hood over. Plumbing and space for washing machine and dishwasher. Walk-in pantry housing Worcester gas conventional boiler (installed in 2022). Double glazed window and door to rear garden.

FIRST FLOOR LANDING

Double glazed windows, doors to bedrooms and bathroom.

BEDROOM ONE

12'0" x 11'5" (3.67 x 3.50)

Walk-in wardrobe, radiator, double glazed window to the front.

BEDROOM TWO

11'0" x 8'0" (3.36 x 2.44)

Radiator, double glazed window to the rear.

BATHROOM

7'6" x 7'1" (2.29 x 2.16)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, and bath with electric shower over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE

There is a forecourt providing off-street parking for two vehicles. There is gated pedestrian access at the side of the house leading to the rear garden which is attractively

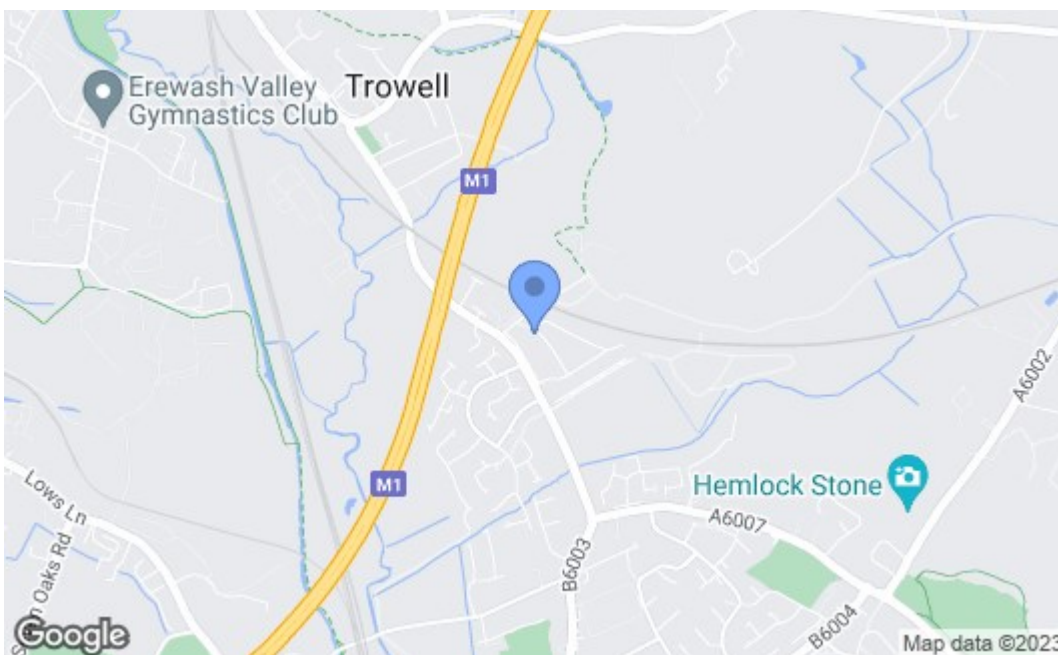
landscaped with a patio area, steps leading to a further lower patio area, and lower garden laid mainly to lawn with attractive bedding and pathway leading to the foot of the plot where there is a garden shed (with power).

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Continue onto Pasture Road. At the mini traffic island, turn left onto Trowell Road becoming Stapleford Road Trowell. Turn second right onto Trowell Grove and first left onto Wortley Avenue. Follow the road along and the property can be found on the left hand side before the bend.

Ref: 7951PS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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	

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.