Robert Ellis

look no further...

Bridge Street
Sandiacre, Nottingham NG10 5QT

A TWO BEDROOM SEMI DETACHED HOUSE.

£195,000 Freehold

0115 949 0044

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ROBERT EILLIS ARE PLEASED TO BRING TO THE MARKET THIS WESTERMAN CONSTRUCTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, kitchen and WC. The first floor landing provides access to two spacious double bedrooms and a three piece bathroom suite. Externally, an enclosed low maintenance walled garden to the rear.

The property also has the benefit of off-street parking and a single garage.

The property sits favourably within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland Schools within Sandiacre, as well as William Lilley, Fairfiled and George Spencer Academy Schools within Stapleford. There are also good transport links via the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric tram terminus situated at Bardills roundabout.

For shopping and amenities there is a well stocked variety of national and independent retailers within the nearby towns of Stapleford, Beeston and Long Eaton. There is also easy access to nearby countryside, walks and nature.

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

ENTRANCE HALL
5'11" x 5'2" (1.81 x 1.60)
Panel and double glazed front entrance door, Dimplex wall mounted heater, coat pegs, oak panel door to living room, and alarm control panel.

LOUNGE
13'8" x 13'4" (4.19 x 4.07)
Double glazed window to the front (with fitted blinds), turning staircase rising to the first floor with useful understairs storage area, wall mounted electricity boxed-in fuse box, wall mounted panel electric radiator, media points and oak panel door through to the kitchen.

DINING KITCHEN
14'0" x 13'3" (4.27 x 4.06)
Comprising an "L" shaped range of fitted base and wall storage cupboards, with marble effect roll to work surfaces incorporating counter-level four ring hob with extractor over and oven beneath, counter-level single sink and draining board with mixer tap. Included within the sale is the fridge/freezer. There is also plumbing space for washing machine and slimline dishwasher. Ample space for dining table and chairs, useful understairs storage cupboard, wall mounted electric panel radiator, double glazed window to the rear (with fitted blinds), panel and double glazed exit door to garden.

GROUND FLOOR WC
5'9" x 3'5" (1.76 x 1.06)
A two piece suite comprising push flush WC and wash hand basin with tiled splashbacks, double glazed window to the side (with fitted roller blind) and wall hung Dimplex electric panel heater.

FIRST FLOOR LANDING
Doors to both double bedrooms and bathroom, loft access point via pulldown loft ladder to a partially boarded, lit and insulated loft space, and wall mounted panel heater.

BEDROOM ONE
13'5" x 10'3" (4.09 x 3.13)
Two double glazed windows to the rear overlooking the rear garden (both with fitted blinds), laminate flooring and wall mounted panel heater.

BEDROOM TWO
13'3" x 10'2" (4.06 x 3.12)
Two double glazed windows to the front (both with fitted blinds), wall mounted Dimplex panel heater, airing cupboard housing hot water cylinder with shelved storage space.

SHOWER ROOM
6'10" x 6'5" (2.09 x 1.97)
Modern white three piece suite comprising walk-in double sized shower cubicle with dual attachment mains ran shower and glass shower screen, wash hand basin with mixer tap and double storage cabinets beneath, and push flush WC. Double glazed window to the side (with fitted roller blind), wall mounted chrome heated ladder towel radiator and extractor fan.

OUTSIDE
To the front of the property there is a decorative hedgerow running to the boundary line, slate chippings and pathway to the front entrance door.

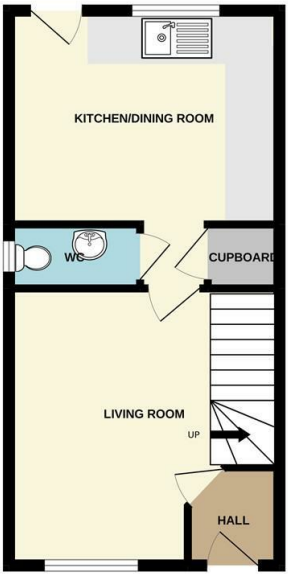
REAR GARDEN
An initial paved patio area greeted from the exit door to the kitchen, walled in with pedestrian gated side access incorporating a lawn section with planted borders housing a variety of bushes and shrubbery leading onto a rear paved patio (ideal for entertaining), outside lighting point and water tap.

DRIVEWAY & GARAGE
The property has the benefit of a garage located within a block of three with up and over door to the front and parking in front of the garage door.

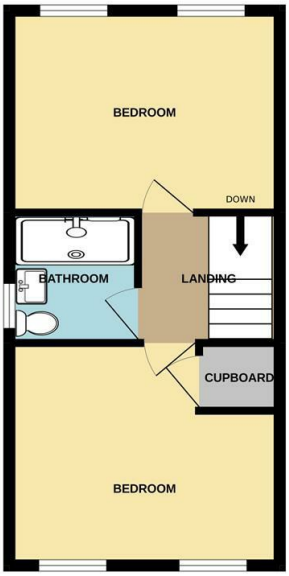
DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Take an eventual right onto Bridge Street where the property can be found on the right hand side identified by our For Sale board.

Ref: 7687NH

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

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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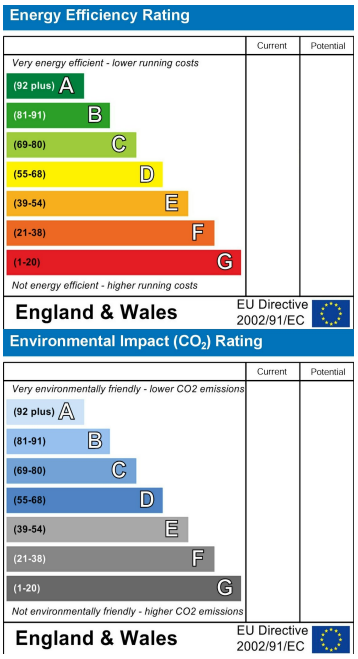

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