



**Margaret Avenue
Sandiacre, Nottingham NG10 5JW**

A TWO BEDROOM TERRACED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.

Asking Price £160,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED AND LOOKED AFTER TWO BEDROOM TERRACED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION BEING BROUGHT TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

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

The property is located within this popular and established residential location in close proximity to the shops and services within the nearby towns of Stapleford and Long Eaton. There is also easy access to a vast array of nearby schooling for all ages and good transport links 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 would make an ideal first time buy or young family home. We highly recommend an internal viewing.



ENTRANCE HALL

3'4" x 3'2" (1.02 x 0.97)

uPVC panel and double glazed front entrance door, staircase rising to the first floor. Door to lounge.

LOUNGE

11'2" x 11'2" (3.42 x 3.42)

Double glazed window to the front, media points, radiator, central chimney breast with inset decorative open brickwork. Door to kitchen.

BREAKFAST KITCHEN

11'4" x 10'10" (3.46 x 3.31)

The kitchen comprises a matching range of fitted base and wall storage cupboards with square edge work surfaces incorporating single sink and draining board with central mixer tap. Fitted four ring gas hob with curved Cooke and Lewis extractor over and oven beneath. Wall mounted gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted roller blinds), uPVC panel and double glazed exit door to outside, space for full height fridge/freezer, radiator, spotlights, useful understairs storage cupboard and additional pantry cupboard with shelving and window to the side.

FIRST FLOOR LANDING

Loft access point and doors to both bedrooms and bathroom.

BEDROOM ONE

15'5" x 11'2" (4.70 x 3.41)

Two double glazed windows to the front, radiator, decorative fireplace, useful overstairs fitted wardrobe with hanging rail.

BEDROOM TWO

11'3" x 8'6" (3.44 x 2.60)

Double glazed window to the rear, radiator, decorative fireplace.

BATHROOM

7'11" x 5'4" (2.43 x 1.63)

Modern three piece suite comprising panel bath with glass shower screen, central mixer tap, mains shower over, wash

hand basin with mixer tap, push flush WC. Fully tiled walls and floor, chrome heated ladder towel radiator, spotlights, extractor fan, wall mounted mirror fronted bathroom cabinet and double glazed window to the rear (with fitted roller blind).

OUTSIDE

To the front of the property there is a paved pathway providing access to the front entrance door, hedgerow to the boundary line providing privacy from the roadside, small lawn section.

TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line. Pedestrian gate providing access to the front. Paved patio area (ideal for entertaining), split lawn with central pathway providing access to the foot of the plot. Externally, there is a brick outhouse with uPVC door, power and lighting points with space and plumbing for washing machine and tumble dryer.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Take an eventual left hand turn onto Austins Drive and then take the first right onto Margaret Avenue. The property can be found on the right hand side identified by our For Sale board. Ref: 8268NH





MARGARET AVENUE SANDIACRE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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		

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