Robert Ellis

look no further...

Butt Street

Sandiacre, Nottingham NG10 5JG

A THREE BEDROOM SEMI DETACHED HOUSE.

£165,000 Freehold

A traditional 1930's three bedroom semi detached house requiring some modernisation and upgrading, offering great potential.

This property comes to the market for the first time in a generation and offers surprisingly spacious accommodation with the benefit of double glazed windows. The accommodation comprises entrance hall, lounge, inner hallway giving access to the kitchen, as well as a walk-in understairs store cupboard, utility area and WC. To the first floor, the landing provides access to three bedrooms and bathroom/WC.

Situated on a residential street and conveniently situated within walking distance of local amenities, including a regular bus service, schools and a small parade of shops which includes a CO-OP and not too far away is a Lidl supermarket. The area offers great commutability being a short drive to the A52 linking Nottingham and Derby, and Junction 25 of the M1 motorway.

The property enjoys particularly good sized rear gardens. Requiring modernisation, this property offers great scope and potential for both property investors, as well as enthusiastic DIYers and could make a great first home.

ENTRANCE HALL
Original front entrance door with inset leaded light stainless steel glass pane, stairs to the first floor. Door to lounge.

LOUNGE
13'3" reducing to 11'9" x 14'2" (4.04 reducing to 3.6 x 4.32)
Double glazed square bay window to the front. Door to inner hallway.

INNER HALLWAY
Door to kitchen, door to rear garden, doors to understairs store cupboard with double glazed window, walk-in utility area and WC.

KITCHEN
10'4" x 9'6" (3.15 x 2.9)
Basic range of units with work surfacing, stainless steel sink unit with single drainer, gas cooker point, double glazed window to the rear.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

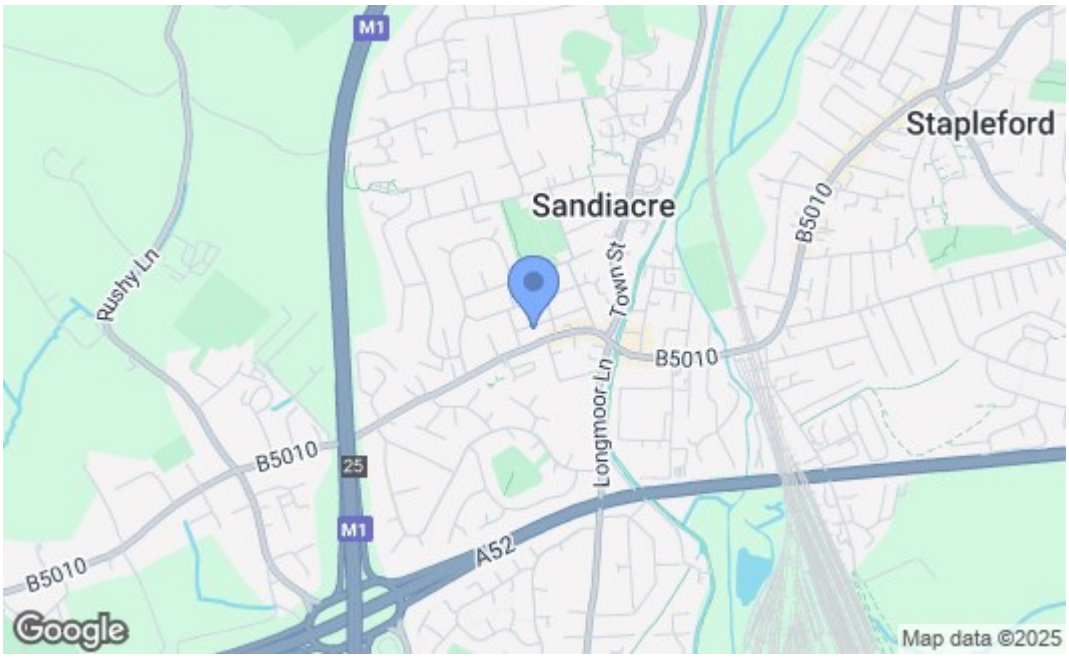
BEDROOM ONE
12'8" x 11'0" (3.87 x 3.37)
Original cast iron fireplace, double glazed window to the front.

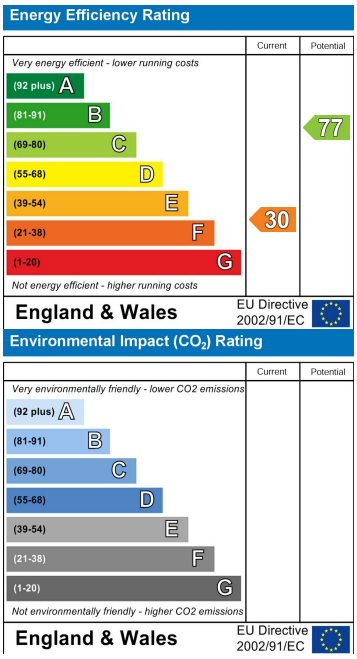
BEDROOM TWO
10'5" x 9'9" (3.2 x 2.98)
Original cast iron fireplace, double glazed window to the rear.

BEDROOM THREE
8'8" x 7'3" (2.66 x 2.23)
Double glazed window to the rear.

BATHROOM
11'1" reducing to 5'1" x 2'3" increasing to 6'1" (3.38 reducing to 1.56 x 0.7 increasing to 1.87)
Three piece suite comprising wash hand basin, low flush WC and bath. Wall mounted gas water heater for direct feed hot water. Double glazed window.

OUTSIDE
Fenced in front garden, open access at the side of the property with gate leading to the rear garden which is of a generous size, fenced and enclosed, with lawn, mature trees and shrubs. Garden shed.





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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