Robert Ellis

look no further. . .

A TWO DOUBLE BEDROOM, EXTENDED END TOWN HOUSE

Margaret Avenue
Sandiacre, Nottingham NG10 5JU

£190,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A VERY WELL PRESENTED AND EXTENDED 2/3 BEDROOM END TOWN HOUSE, SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With adaptable accommodation over two floors comprising entrance hall, living room, dining kitchen, lobby and ground floor bedroom/office. The first floor landing then provides access to two further double bedrooms and a bathroom.

Other benefits to the property include gas fired central heating, double glazing, off-street parking and generous gardens incorporating block built storage shed with power and lighting.

The property sits favourably within close proximity of excellent nearby schooling for all ages, such as Ladycross, Cloudside and Friesland Schools. There is also easy access to nearby shopping facilities and amenities within the nearby towns of Stapleford and Long Eaton and transport links such as the A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

We believe the property would make an ideal first time buy or young family home and offers the flexibility of having the extension room on the ground floor, making this larger than average for the area.

We highly recommend an internal viewing.

ENTRANCE LOBBY
2'11" x 2'10" (0.91 x 0.88)
Composite and double glazed front entrance door, staircase rising to the first floor, radiator and door to lounge.

LOUNGE
11'3" x 11'2" (3.43 x 3.42)
Double glazed Georgian style bow window to the front with fitted roller blinds, laminate flooring, media points, coving, ceiling rose, dado rail and door to dining kitchen.

DINING KITCHEN
14'2" x 11'3" (4.34 x 3.45)
Equipped with a range of matching fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating 'Logic' four ring hob with curved extractor over, fitted eye level oven and grill, plumbing for washing machine, space for full height fridge/freezer, inbuilt dishwasher, glass fronted crockery cupboards, ample space for dining table and chairs, radiator, coving, picture rail, media points, useful understairs storage cupboard, double glazed window to the rear with fitted roller blind, boiler cupboard housing the Worcester gas fired central heating boiler, display shelving, laminate flooring and archway to the lobby.

LOBBY
4'11" x 2'11" (1.5 x 0.89)
UPVC panel and double glazed exit door to garden, coving and door to ground floor bedroom/study

BEDROOM/STUDY
9'8" x 6'0" (2.97 x 1.84)
Double glazed window to the side with fitted blinds, built-in cabin style bed with storage cupboards beneath, wall mounted storage, coving and loft access point.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Loft access point to a loosely boarded and insulated loft space.

BEDROOM 1
11'3" x 11'2" (3.44 x 3.41)
Double glazed window to the front with fitted roller blind, radiator and useful over the stairs storage space.

BEDROOM 2
11'3" x 9'1" (3.43 x 2.77)
Double glazed window to the rear with fitted roller blind, radiator and t.v. point.

BATHROOM
8'3" x 4'9" (2.54 x 1.47)
Modern white three piece suite comprising bath with central mixer tap and electric shower over, push-flush w.c. and wash hand basin with mixer tap. Partial wall tiling, tiled floor, radiator, double glazed window to the rear with fitted roller blind and wall mounted mirror fronted bathroom cabinet.

OUTSIDE
To the front of the property is a driveway providing off-street parking with pathway to front entrance door and pedestrian gated access leading round to the rear. The rear garden has a good size paved patio area, ideal for entertaining, which continues along offering a matching pathway to a lower deck with decorative plum slate chippings and then onto a further evening entertaining space. The garden incorporates raised and planted flower beds, brick built pond with water filter, barbecue, block built garden storage shed with power and light, water tap and lighting point.

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. Look for and take a left hand turn onto Austins Drive before taking the first right onto Margaret Avenue. The property can then be found on the left hand side, identified by our For Sale Board.

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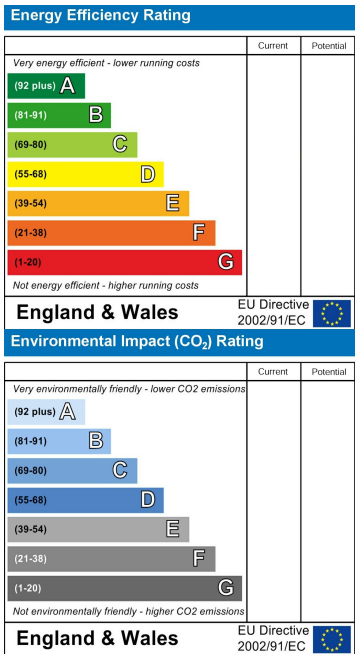

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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