Robert Ellis

look no further. . .

Margaret Avenue
Sandiacre, Nottingham NG10 5JW

A BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£175,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE WHICH IS IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, full width dining kitchen, and garden room. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and generous garden space to the rear.

The property is located in easy reach of excellent nearby schooling for all ages in the nearby towns of both Sandiacre and Long Eaton. There is also easy access to good shopping facilities, amenities and transport links for those needing to commute via 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, investment opportunity of young family home and highly recommend an internal viewing.

ENTRANCE HALL
13'5" x 5'5" (4.11 x 1.66)
uPVC panel and double glazed front entrance door, radiator, laminate flooring, turning staircase rising to the first floor, useful understairs storage cupboard and door to kitchen.

LOUNGE
12'1" x 10'11" (3.70 x 3.34)
uPVC double glazed bay window to the front (with fitted blinds), Adam-style fire surround with decorative marble insert and hearth, radiator, coving, media points and opening through to dining kitchen.

DINING AREA
11'5" x 11'2" (3.49 x 3.41)
Sliding double glazed aluminium framed patio doors opening out to the garden room conservatory, radiator, tiled floor, decorative central chimney breast with tiled hearth, wall light points, coving and opening through to the kitchen area.

KITCHEN
8'4" x 5'7" (2.56 x 1.71)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level one and a half bowl sink unit with draining board and mixer tap. Tile splashbacks, fitted counter level four ring gas hob with extractor over, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Double glazed window to the rear (with fitted blinds) and opening back through to the dining area.

GARDEN ROOM/CONSERVATORY
9'8" x 7'10" (2.97 x 2.39)
Brick and double glazed construction with sloping ceiling with sliding double glazed patio doors opening out to the rear garden, and double glazed window to the rear.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, double glazed window to the side.

BEDROOM ONE
11'6" x 10'11" (3.52 x 3.33)
Double glazed window to the front and radiator.

BEDROOM TWO
10'7" x 10'3" (3.23 x 3.14)
Double glazed window to the rear, radiator, fitted triple wardrobes with shelving and hanging space, one housing the electrical consumer box, double glazed window to the rear (with fitted blinds) and radiator. Loft access point.

BEDROOM THREE
6'5" x 5'4" (1.97 x 1.65)
Double glazed window to the front and radiator.

BATHROOM
8'10" x 5'4" (2.70 x 1.65)
Three piece suite comprising bath with electric shower over, wash hand basin and low flush WC. Partial wall tiling, double glazed window to the rear, radiator and mirror front wall mounted bathroom cabinet.

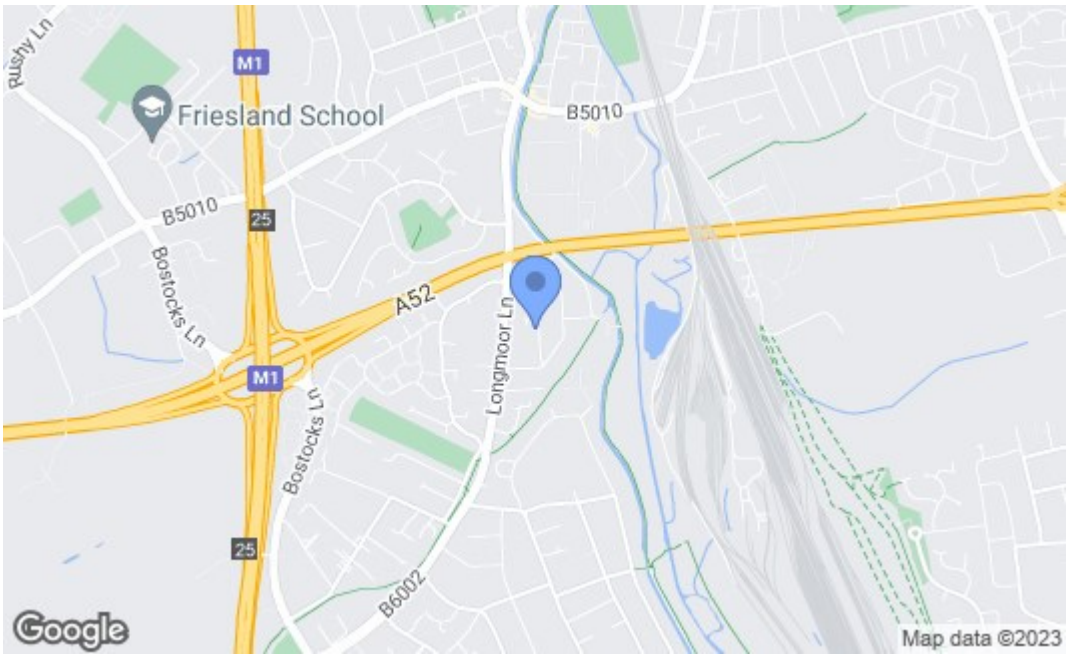
OUTSIDE
To the front of the property there is a block paved double size driveway providing off-street parking with a matching block paved pathway leading down the left hand side of the property through a pedestrian gate to the rear garden.

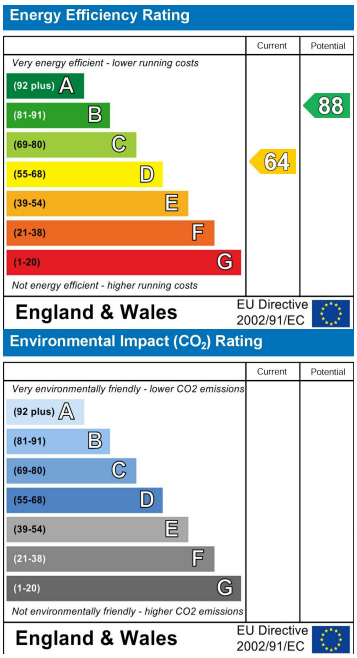
REAR GARDEN
Of a good proportion being enclosed by timber fencing to the boundary line, offering an initial paved patio seating area (ideal for entertaining) and central pathway providing access to the foot of the plot where a timber storage shed can be found. The garden is flanked either side by lawns and planted borders housing a variety of bushes and shrubbery.

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 the second left hand turn onto Victor Crescent and then take the first left onto Margaret Avenue. The property can be found on the left hand side identified by our For Sale board.

Ref: 7936NH

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.
Made with Metropix ©2023





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044