Robert Ellis

look no further. . .

Wortley Avenue
Trowell, Nottingham NG9 3QP

A TWO BEDROOM SEMI DETACHED HOUSE.

£205,000 Freehold

This two bedroom semi detached house will make a fantastic first home.

This property comes to the market in a ready to move into condition, with NO UPWARD CHAIN and has features including gas fired central heating and double glazed windows (except two small windows). The property enjoys off-street parking to the front and a larger than expected rear garden, which are South-West facing.

Situated in this popular suburban village, Trowell offers a great community feel and sits close to open space and countryside, yet is close to good transport links and the nearby towns of Stapleford, Ilkeston and Beeston which all offer a great variety of shops and facilities.

We anticipate a good demand for this property and therefore recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Composite double glazed front entrance door, stairs to the first floor. Door to lounge.

LOUNGE
13'0" x 11'10" (3.97 x 3.63)
Radiator, double glazed bay window to the front.

DINING KITCHEN
15'3" x 11'2" (4.67 x 3.41)
A generous space, great for socialising and entertaining. Equipped with a range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Gas/electric cooker point, plumbing and space for washing machine. Radiator, single glazed window to the side. double glazed window and double glazed French Doors opening to the rear garden.

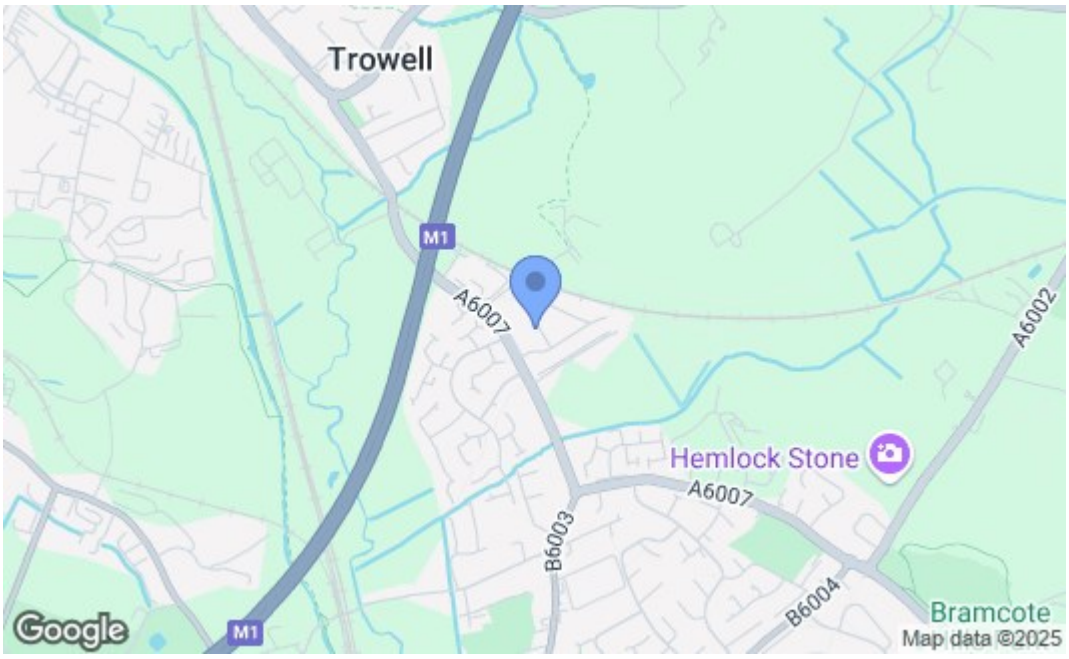
FIRST FLOOR LANDING
Window, radiator. Doors to bedrooms and bathroom.

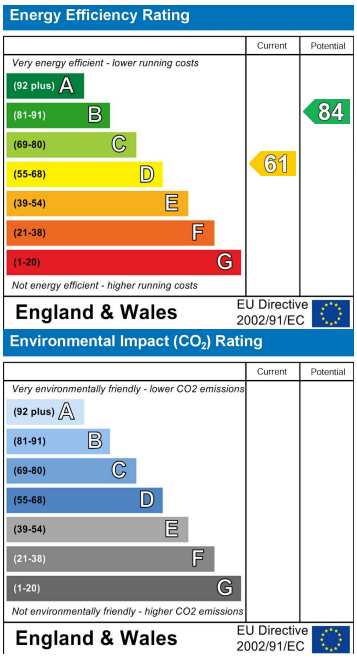
BEDROOM ONE
11'7" x 11'10" (3.54 x 3.63)
Walk-in closet, radiator, double glazed window to the front.

BEDROOM TWO
10'11" x 7'7" (3.34 x 2.32)
Radiator, double glazed window to the rear.

BATHROOM
7'3" x 7'6" (2.22 x 2.29)
Four piece suite comprising wash hand basin, low flush WC, bath and shower cubicle. Heated towel rail, double glazed window.

OUTSIDE
To the front is a gravel forecourt providing off-street parking. There is gated access at the side of the house leading to the rear garden which is generous in proportion with an attractive patio and seating area which leads onto an expansive lawn.





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.