



**St. Helens Crescent  
Trowell, Nottingham NG9 3PZ**

**Offers Over £200,000 Freehold**

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE FOUND IN A CUL-DE-SAC ON A SUBSTANTIAL GARDEN PLOT



SITUATED ON A SUBSTANTIAL GARDEN PLOT CAN BE FOUND THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE.

Tucked away in the corner of a quiet cul-de-sac in this popular urban village of Trowell, what sets this property apart from many is the exceptional gardens the property enjoys. With lawns, mature trees and shrubs, this private space is a gardener's paradise and ideal for families to play.

the property comes to the market for the first time, built in the early 1950's and whilst centrally heated from a modern combination boiler and double glazed, the property does require modernisation and refurbishment and offers fantastic potential to both owner occupiers and property investors alike,

The property benefits from off street parking and a garage. Trowell offers the great community feel with its own primary school, traditional public house and restaurant, Post Office and convenience store and regular bus services. For those wishing to commute, road networks lead into the nearby towns of Beeston, Stapleford and Ilkeston as well as Nottingham city centre being within easy reach.

The property is offered for sale with NO CHAIN and immediate vacant possession. We strongly recommend an internal viewing to fully appreciate the potential on offer.



### Entrance Hall

Front entrance door with further door leading to hallway.

### Hallway

Stairs to the first floor, doors to lounge and kitchen.

### Lounge

15'5" x 13'1" approx (4.7m x 4m approx)

Radiator, double glazed bay window to the front.

### Kitchen

10'8" x 6'11" approx (3.27m x 2.12m approx)

Stainless steel sink unit with single drainer and cupboard under, further base cupboards with work surfacing, walk-in pantry. Radiator, double glazed window and single glazed rear exit door. Door to:

### Dining Room

12'3" x 10'7" approx (3.75m x 3.23m approx)

Radiator, double glazed windows and French doors leading to the rear garden.

### First Floor Landing

Double glazed window.

### Bedroom 1

14'0" x 13'1" approx (4.29m x 4m approx)

Currently with fitted wardrobes and eye level units. Radiator, double glazed window to the front.

### Bedroom 2

12'4" x 10'6" approx (3.78m x 3.21m approx)

Radiator, double glazed window to the rear.

### Bedroom 3

6'6" x 5'11" approx (2m x 1.82m approx)

Radiator, double glazed window to the front.

### Bathroom

Housing a two piece suite comprising wash hand basin and panelled bath. Cupboard housing Baxi combination boiler (for central heating and hot water). Double glazed window.

### Separate w.c.

Housing a low flush w.c. Double glazed window.

### Outside

The property is tucked in a corner position within the cul-de-sac with a front garden laid to lawn with some shrubs. A driveway provides off street parking for two vehicles in tandem and leads to a single garage. There is gated pedestrian access at the side of the house leading to the rear garden.

The rear garden is substantial inside with a raised terrace patio area beyond the rear elevation, hard standing and garden area with shed. The mains gardens are slightly undulating, laid mainly to lawn with various mature trees and shrubs.

### Directions

From our Stapleford Branch proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road veer left onto Pasture Road and proceed in the direction of Trowell. At the "T" junction with St Helens Church, turn left onto Ilkeston Road and take the first right onto St Helens Crescent just after the Festival Inn. Follow the cul de sac towards the end and the property can be found at the head of the cul de sac.

### Council Tax

Broxtowe Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk Low - Surface Water Low

Flood Defenses – No

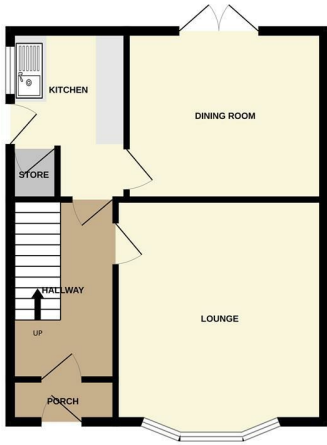
Non-Standard Construction – No

Any Legal Restrictions – No

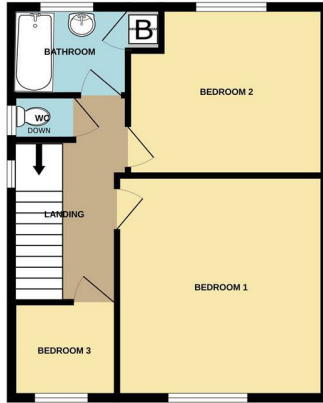
Other Material Issues – Coal mining reported area



GROUND FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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