



Northfield Avenue,  
Sawley, Nottingham  
NG10 3FH

**Price Guide £235,000**  
**Freehold**



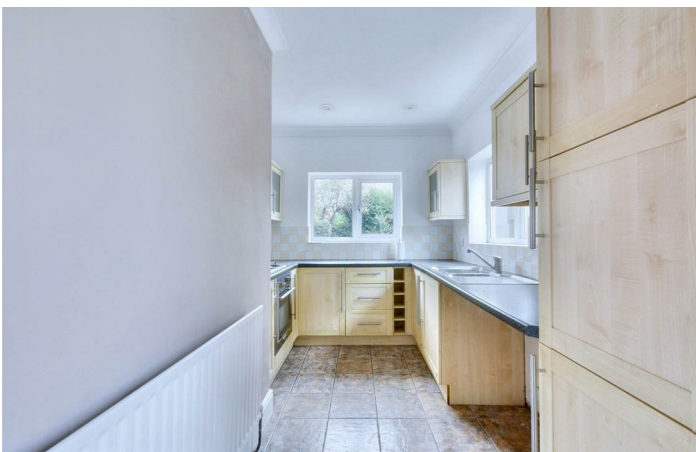


ROBERT ELLIS ARE PROUD TO PRESENT THIS TRADITIONAL EXTENDED THREE BEDROOM BAY FRONTED SEMI-DETACHED HOUSE IN NEED OF REDECORATION. IN A QUIET CUL-DE-SAC WITH DRIVEWAY AND LARGE REAR GARDEN. THE PROPERTY OFFERS AN EXCITING OPPORTUNITY FOR A DIY ENTHUSIAST OR FOR A NEW OWNER TO FORM THEIR DREAM FAMILY HOME.

This is a traditional bay fronted semi-detached house located in a quiet position on the desirable Northfield Avenue. The property presents a perfect opportunity for a DIY enthusiast to develop this charming house into a dream home. The property has a front driveway, alongside a generous and private rear garden with patio and lawn. The accommodation includes a living room, a spacious dining room and separate kitchen. To the first floor there is a bathroom and three well proportioned bedrooms. The property possesses potential for further extension/alteration of the accommodation such as maybe creating a kitchen diner to the rear of the property and is perfect for a new owner to stamp their own mark on the property, but is ready to moved straight into. With being an investment buy to let, the property has electric and gas safety checks. We strongly recommend viewing this property in order to appreciate its full potential.

Positioned in a quiet location on Northfield Avenue, this charming property is of traditional construction with a red brick and original pebble-dash render frontage under a hipped and tiled roof. The property has the benefit of UPVC double glazed bay frontage with UPVC double glazed windows to the first floor. To the front of the property there is a driveway for parking. To the rear there is a decked area directly outside the dining room, then a patio area that leads on to a good size lawn with established trees and shrubs to the borders, making the garden private and fully enclosed. There is a lockable gate tot he side and a timber shed to the rear.

Sawley is a much sought after area to live and this property has a lovely location and offers an immense amount of potential to a new owner. Northfield Avenue is within easy reach of schools for younger children with The Long Eaton School for older children also being only a short drive away, there is a Co-op convenience store on Draycott Road with other shops being found in the heart of Sawley, there are several pubs and restaurants with Trent Lock also being within easy reach, healthcare and sports facilities including the Trent Lock Golf Club, walks around the picturesque surrounding countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton which again is only a short distance away and East Midlands Parkway and there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

5'5 x 13'8 approx (1.65m x 4.17m approx)

Wooden front door with patterned windows either side, radiator, carpeted flooring, two ceiling lights with doors to the lounge, dining room and kitchen with an under-stairs cupboard for storage

### Lounge

10'3 x 12'8 approx (3.12m x 3.86m approx)

The bay fronted lounge has wooden and metal double glazed window to the front, carpeted flooring, radiator, gas fireplace, wall and ceiling lights, coving, picture rail and TV point.

### Dining Room

12 x 10'3 approx (3.66m x 3.12m approx)

UPVC double glazed French doors to the rear garden, wooden feature tile flooring, radiator, ceiling light, coving, TV point

### Kitchen

8'2 x 13'8 approx (2.49m x 4.17m approx)

Back door with UPVC inset patterned glass, dual aspect UPVC double glazed window to the side and rear, tile flooring, recessed ceiling spotlights.

The kitchen consists of wall, base and drawer units to three walls, laminate worktops, in-built cooker, four ring gas hob with splash-back tiling, space for washing machine, inset stainless steel sink and drainer.

### First Floor Landing

6'2 x 9'2 approx (1.88m x 2.79m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, coving, access to the loft via a loft hatch. The stairs have an attractive ballustrade. With doors off for the three bedrooms and bathroom

### Bedroom One

10'3 x 11'4 approx (3.12m x 3.45m approx)

Wooden and metal double glazed window to the front, carpeted flooring, coving, ceiling light, radiator.

### Bedroom Two

11'4 x 9'1 approx (3.45m x 2.77m approx)

UPVC double glazed window to the rear, carpeted flooring, coving, ceiling light, two in-built wardrobes either side of the chimney, radiator.

### Bedroom Three

13 x 7'6 approx (3.96m x 2.29m approx)

UPVC double glazed window to the rear, carpeted flooring, coving, ceiling light and wall lights, radiator.

### Bathroom

5'6 x 6'8 approx (1.68m x 2.03m approx)

Wood and metal frame double glazed window to the front, ceiling light, chrome towel radiator, extractor fan, low flush WC, P shaped bath with mixer tap and mains fed hand held shower and glass screen with splash back tiling behind, pedestal sink with swan neck mixer tap with LED light-up mirror.

### Outside

A fully enclosed and private rear garden with decking outside the dining room French doors perfect setting for alfresco dining, leading to a brick walled patio area and large lawned with established shrub borders. With a shed.

### Council Tax

Erewash Council Tax Band B

### Directions

Directions: Proceed out of Long Eaton down Tamworth Road and at the traffic island continue straight over and under the railway bridge into Sawley. Continue past Lakeside park and turn right on to Shaftesbury Avenue. At the top of Shaftesbury Avenue, where the road meets Northfield Avenue, take a right turn and the property can be found on the left.

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding

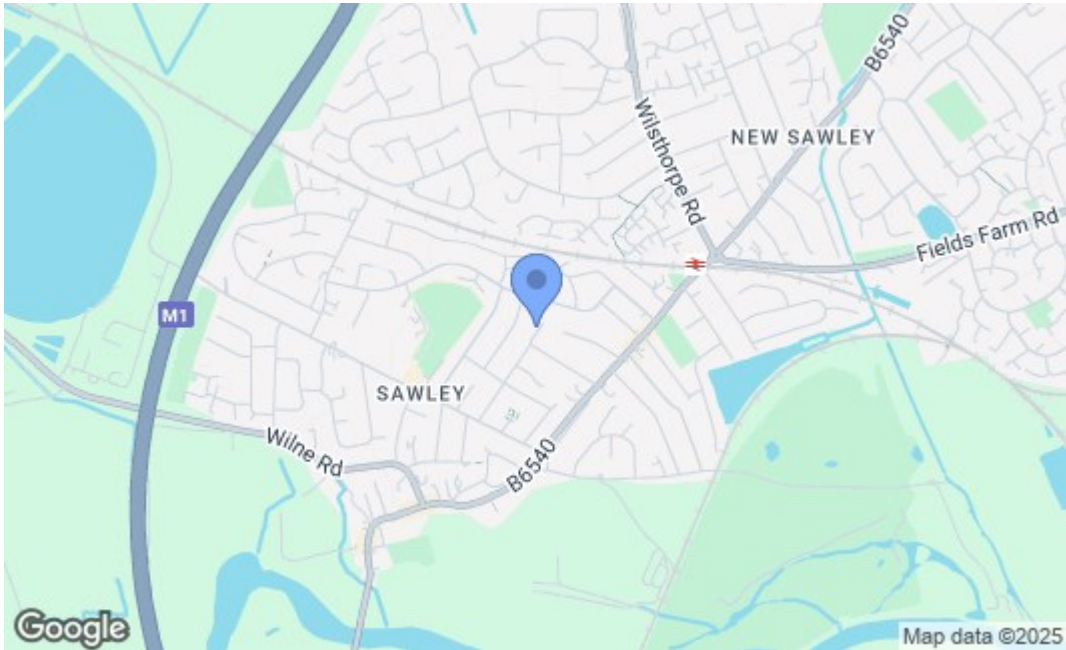
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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.