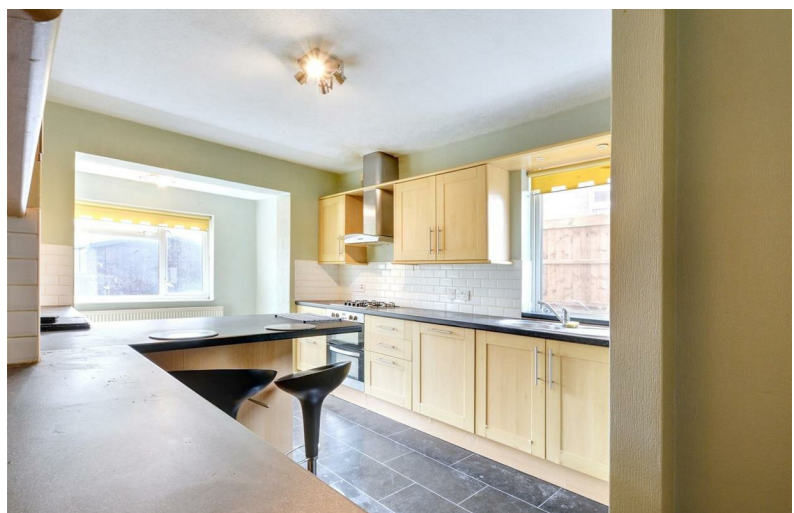
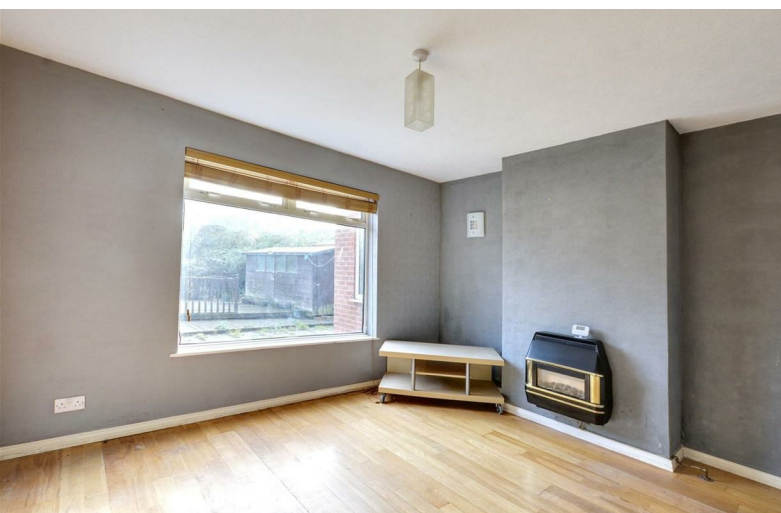




Second Avenue,
Risley, Derbyshire
DE72 3SZ

£230,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE OFFERING EXCELLENT POTENTIAL AND SELLING WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this spacious home which offers excellent potential for those looking to place their own mark, whether that be a first time buyer or home mover. Situated in a desirable and well-established residential location, the property has been extended to the rear to provide additional space in the kitchen which also comes with integrated appliances such as a dishwasher, fridge and freezer. There are three good sized bedrooms and the property is located within easy reach of local amenities, well-regarded schools and excellent transport links, including the A52 and M1, this property offers an exciting opportunity to create a fantastic family home in one of the area's most sought-after villages.

The property benefits from double glazing and gas central heating and the internal accommodation briefly comprises of an entrance hallway leading to the lounge and kitchen diner which comes with integrated appliances and is extended to the rear. There is also a utility room to the front aspect. To the first floor, there are three bedrooms and a shower room.

Although Risley is a rural setting, it is well placed for easy access to shopping facilities found at Sandiacre and Long Eaton as well as Borrowash and the villages of Breaston and Draycott. As well as the excellent local schools, which are within walking distance of the house, there are the well known Elms and Trent College independent schools found in nearby Long Eaton, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and transport links include J25 of the M1 which is only a few minutes drive away, stations at Long Eaton, East Midlands Parkway and Derby, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other major towns and cities with London being easily commutable.



Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor and doors to the lounge and kitchen.

Lounge

Double glazed window to the rear, radiator, wooden flooring and gas fire.

Extended Kitchen Diner

Double glazed windows to the side and rear, wall and base units with roll edged work surfaces over, inset stainless steel circular sink and drainer, integrated electric oven, four ring gas burner, extractor over, linoleum flooring, integrated dishwasher, part tiled walls, integrated fridge freezer, radiator and door to:

Utility

Double glazed window to the front, double glazed door to the side, linoleum flooring, plumbing for a washing machine.

First Floor Landing

Double glazed window to the front and doors to:

Bedroom 1

Double glazed window to the rear, radiator.

Bedroom 2

Double glazed window to the rear, radiator.

Bedroom 3

Double glazed window to the front, radiator.

Shower Room

Double glazed window to the front, single shower cubicle with mains fed shower, pedestal wash hand basin, fully tiled walls, extractor fan.

Separate w.c.

Low flush w.c., double glazed window to the front and tiled floor.

Outside

To the front there is off road parking from a block paved driveway.

There is a patio to the rear with fencing to the boundaries.

Directions

The property is best approached by leaving the Junction 25 traffic island heading towards the Sandiacre, Risely traffic lights, turning left onto Derby Road. Turn Second Right into the Second Avenue and the property can be found on the left hand side.

8931CO

Council Tax

Erewash 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 - Standard 8mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

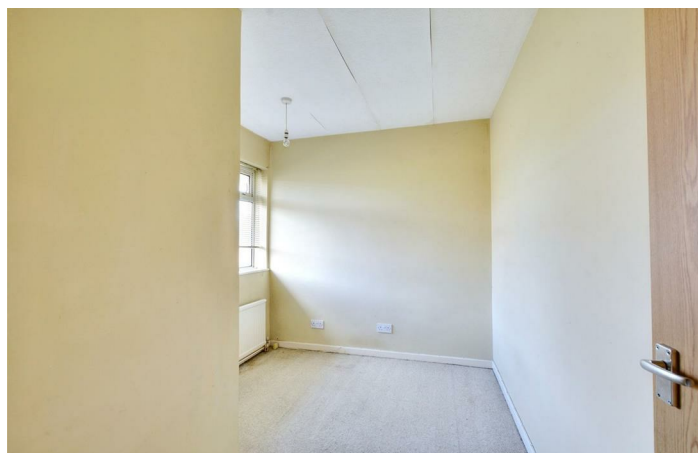
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

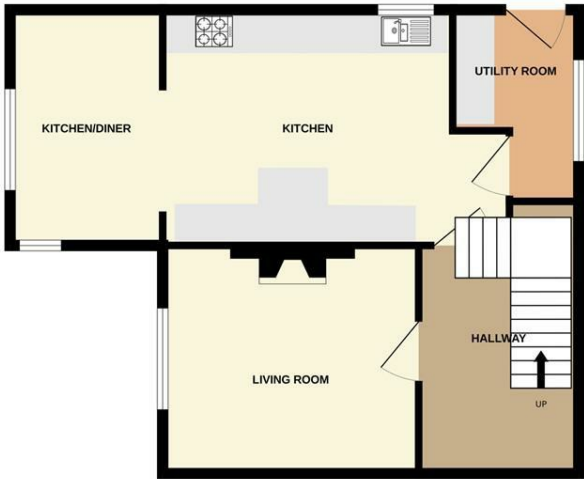
Any Legal Restrictions – No

Other Material Issues – No

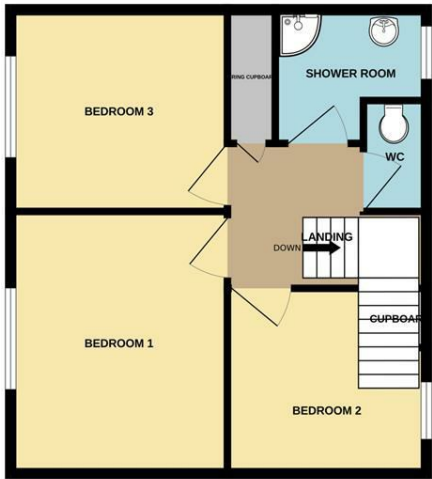




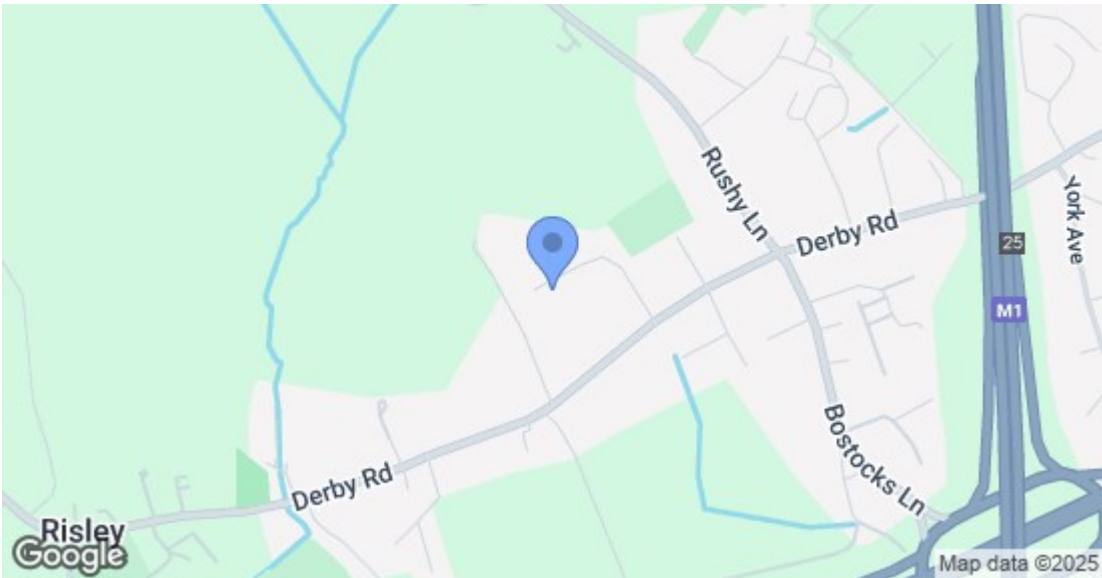
GROUND FLOOR



1ST FLOOR



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.
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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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.