



The Greenway
Sandiacre, Nottingham NG10 5FP

A THREE BEDROOM MID TERRACED
HOUSE.

£220,000 Freehold



A surprisingly spacious three double bedroom mid terraced house.

This double fronted property offers family sized accommodation and is situated in this highly regarded residential suburb, great for families and commuters alike. Schools for all ages are within walking distance, as are local amenities and regular bus service. For those looking to commute, the A52 and Junction 24 of the M1 motorway are a few minutes away.

The property is set back from the road and has a forecourt providing off-street parking for two vehicles and enjoys a pleasant and attractively landscaped rear garden.

Centrally heated with a combination boiler and double glazed throughout, the accommodation comprises central entrance hallway giving access to the living room and separate dining room, both of which have doors leading to the kitchen. There is a useful cloaks/WC. Rising to the first floor, the landing provides access to three double bedroom and shower room/WC.

The property will make a fantastic first purchase with space to grow into a family home. Viewing recommended.



ENTRANCE HALL

uPVC double glazed front entrance door, stairs to the first floor, door to living room and dining room.

LIVING ROOM

19'10" reducing to 14'10" x 10'10" (6.06 reducing to 4.53 x 3.32)

Two radiators, double glazed bay window to the front, double glazed square bay window to the rear. Door to kitchen.

DINING ROOM

11'11" x 9'10" (3.64 x 3.02)

Radiator, double glazed window to the front. Door to kitchen.

KITCHEN

8'6" reducing to 7'4" x 11'5" (2.6 reducing to 2.26 x 3.48)

Range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Electric cooker point, plumbing and space for washing machine. Radiator, understairs store cupboard, door to cloaks/WC, door to rear lobby.

REAR LOBBY

Door leading to the rear garden.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

FIRST FLOOR LANDING

Loft hatch, double glazed window. Door to walk-in closet.

WALK-IN CLOSET

3'4" x 4'2" (1.03 x 1.28)

Housing the gas combination boiler (for central heating and hot water).

BEDROOM ONE

11'10" x 12'4" (3.63 x 3.77)

Fitted wardrobes, dressing table and drawers. Built-in closet, radiator, double glazed window to the front.

BEDROOM TWO

11'11" x 8'9" increasing to 9'11" (3.64 x 2.68 increasing to 3.03)

Built-in wardrobe, built-in closet, radiator, double glazed window to the front.

BEDROOM THREE

13'9" x 7'5" (4.20 x 2.28)

Radiator, double glazed window to the rear.

SHOWER ROOM

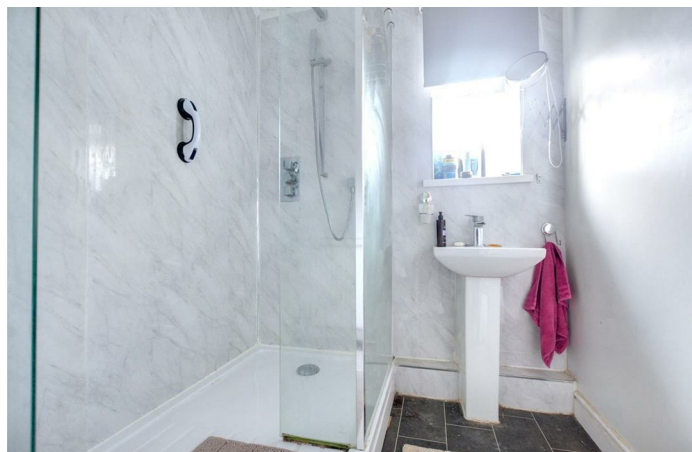
Incorporating a three piece suite comprising pedestal wash hand basin and large walk-in shower enclosure with twin rose thermostatically controlled shower system. Radiator, double glazed window.

SEPARATE WC

Housing a low flush WC. Double glazed window.

OUTSIDE

To the front, the property is set back from the road with a paved forecourt providing off-street parking for two vehicles. This is flanked by shrub beds. There is a gated shared passageway at the side of the property with further gate leading to the private rear garden. The rear garden is fenced and enclosed with patio area and raised planters with steps leading to the main garden, central shaped lawn and pathway running through flanked with raised planters. There are two ornamental slate beds. Towards the foot of the plot is a garden shed, greenhouse and fruit trees.

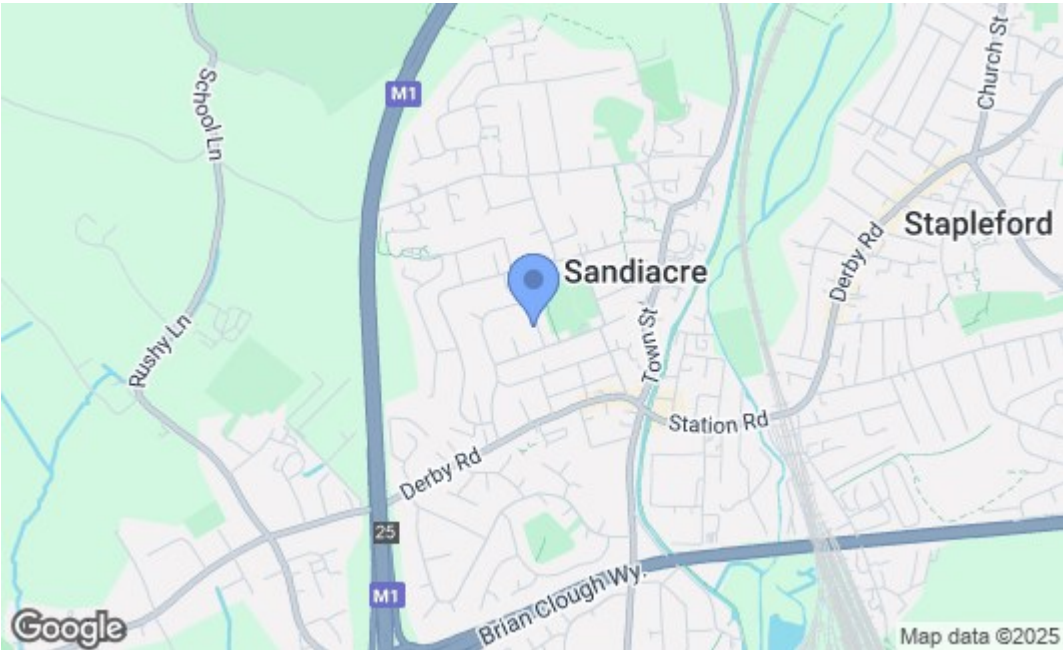
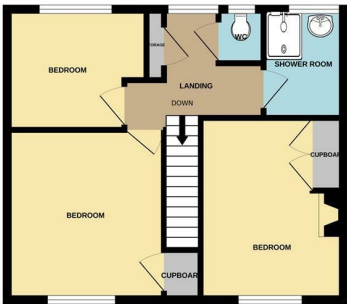




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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.