



St. Helens Crescent  
Trowell, Nottingham NG9 3PZ

**£230,000 Freehold**

A 1950'S BAY FRONTED THREE BEDROOM  
SEMI DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS MID 1950'S BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC NO-THROUGH ROAD LOCATION.

With traditional accommodation over two floors, the ground floor comprises entrance porch to entrance hall, bay fronted living room, dining area and kitchen. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached garage with power and generous garden space to the rear.

The property is located in a quiet residential cul de sac no-through road location within close proximity of the nearby village school, good transport links to the surrounding area, open countryside and shops, services and amenities in the nearby towns of Stapleford, Beeston and Ilkeston.

We believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing.



## PORCH

6'5" x 2'1" (1.97 x 0.64)

Double doors set within a decorative archway with glazed panels surrounding the door, original 1950's stained glass front entrance door then leads into the entrance hall.

## ENTRANCE HALL

12'2" x 6'5" (3.72 x 1.96)

Telephone point, staircase rising to the first floor, coving, radiator. Doors to living room and kitchen area.

## LIVING ROOM

15'9" x 13'2" (4.82 x 4.03)

Double glazed bay window to the front, radiator, coving, media points, brick and tile fire surround incorporating a non-working coal fire.

## KITCHEN

10'5" x 8'3" (3.18 x 2.53)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine and space for under-counter fridge. Double glazed window to the side (with fitted blinds), coving, uPVC panel and double glazed exit door to the side driveway carport, useful understairs storage cupboard housing both the gas fired combination boiler and consumer box. Opening through to the dining area.

## DINING AREA

11'5" x 11'0" (3.50 x 3.36)

Double glazed French doors opening out to the rear garden with double glazed windows surrounding the doors to the sides and above. Radiator, coving.

## FIRST FLOOR LANDING

Double glazed window to the side, coving. Doors to all bedrooms, bathroom and WC. Loft access point to an insulated loft space.

## BEDROOM ONE

14'4" x 13'4" (4.37 x 4.08)

Double glazed window to the front, radiator, coving.

## BEDROOM TWO

12'8" x 11'1" (3.87 x 3.39)

Double glazed window to the rear, radiator, coving.

## BEDROOM THREE

6'7" x 6'5" (2.01 x 1.96)

Double glazed window to the front, radiator.

## BATHROOM

6'11" x 5'6" (2.12 x 1.68)

Two piece suite comprising bath with recently replaced electric shower over and wash hand basin. Tiling to the walls, radiator, double glazed window to the rear and storage cupboard with shelving, coving.

## SEPARATE WC

3'11" x 2'7" (1.21 x 0.81)

Housing a low flush WC, panelling to dado height, double glazed window to the side.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a front driveway providing off-street parking which, in turn, leads down the right hand side of the property towards the rear garden. The front garden has decorative pebble stones and dwarf brick boundary wall with decorative coping stones and pillars. The garden opens out down the side of the property leading towards the rear garden and detached garage where the garden itself is of a good overall size being lawned with initial paved patio seating area (ideal for entertaining), pathway leading down to the foot of the plot, well established boundaries housing a variety of bushes, shrubs, trees and plants, timber storage shed.

## DETACHED GARAGE

Double opening doors to the front, power points, window to the side.

## DIRECTIONAL NOTE

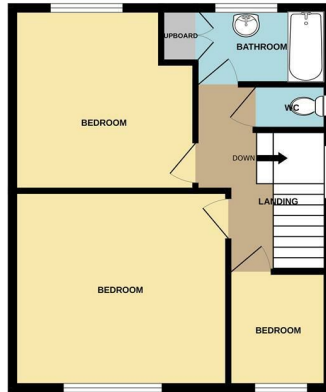
From our Stapleford Branch proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road veer left onto Pasture Road and proceed in the direction of Trowell. At the "T" junction with St Helens Church, turn left onto Ilkeston Road and take the first right onto St Helens Crescent just after the Festival Inn. Follow the cul de sac towards the end and the property can be identified by our For Sale board at the head of the cul de sac. Ref: 8340NH



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 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 here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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			88
(81-91) B			
(69-80) C		65	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.