Robert Ellis

look no further...

Dorothy Avenue
Sandiacre, Nottingham NG10 5LH

A BAY FRONTED TWO BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£175,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED TWO BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby, bay fronted living room, kitchen and dining area. The first floor landing then provides access to two bedrooms (the front bedroom with en-suite shower room) and family bathroom.

The property also benefits from gas fired central heating from a recently installed combination boiler, majority double glazing, off-street parking to the front, generous garden space to the rear backing onto the local cricket ground.

The property is located in this popular and established residential location within close proximity of the shops, services and amenities in the neighbouring towns of Stapleford and Long Eaton. There is also easy access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE LOBBY
4'5" x 4'4" (1.35 x 1.34)
Panel and glazed front entrance door, radiator, staircase rising to the first floor. Door to living room.

LIVING ROOM
15'2" x 13'5" (4.64 x 4.09)
Double glazed bay window to the front, radiator, laminate flooring, coving, wall light points, media points, provision for gas fire. Door to kitchen.

KITCHEN
9'1" x 8'8" (2.77 x 2.66)
The kitchen comprises a matching range of fitted base and wall storage cupboards with granite style roll top work surfaces incorporating single sink and draining board with central spray hose mixer tap, space for under-counter kitchen appliances, plumbing for washing machine, space for cooker with extractor canopy over, hardwood framed double glazed window to the rear, panel and glazed exist door to outside. Opening through to the dining area.

DINING AREA
8'8" x 7'7" (2.65 x 2.32)
Double glazed uPVC window to the side (with fitted blinds), hardwood framed double glazed window to the rear (with fitted blinds), radiator, boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water purposes), space for dining table and chairs. Door to useful understairs storage pantry with window to the side, gas and electricity meters, lighting and shelving.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Window to the side. Loft access point.

BEDROOM ONE
12'11" x 12'2" (3.95 x 3.71)
Double glazed hardwood framed window to the front (with fitted blinds), radiator, two fitted double storage wardrobes, panel and glazed door to en-suite.

EN-SUITE
5'8" x 4'10" (1.74 x 1.48)
Two piece suite comprising walk-in tiled shower cubicle with Triton electric shower and wash hand basin. Tiling to the walls, radiator, hardwood framed double glazed window to the front.

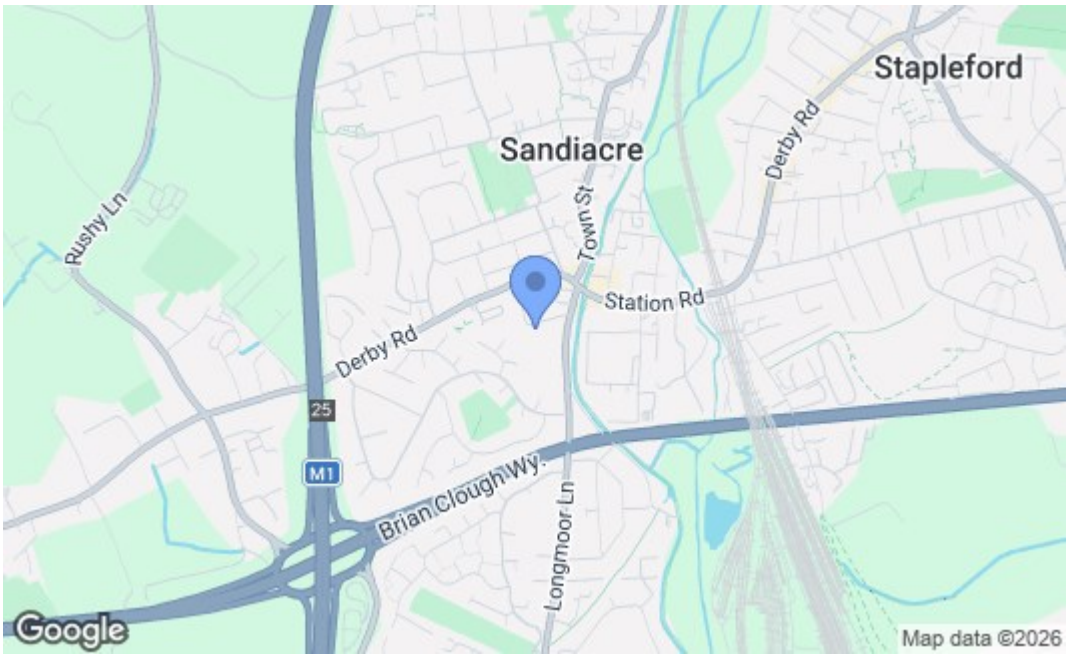
BEDROOM TWO
9'9" x 8'11" (2.98 x 2.72)
Double glazed hardwood framed window to the rear overlooking the local cricket ground, radiator, full height storage cupboard.

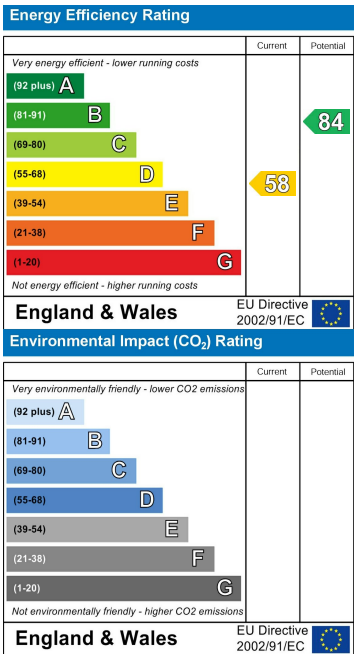
BATHROOM
7'6" x 6'2" (2.29 x 1.90)
Three piece suite comprising panel bath, wash hand basin, low flush WC. Hardwood framed double glazed window to the rear (with fitted roller blind), radiator.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a block paved forecourt providing off-street parking, pedestrian access leading down the right hand side of the property to the rear.

TO THE REAR
The rear garden is of a good overall proportion spanning approximately 80ft in length, enclosed by timber fencing to the boundary lines. There is an initial paved patio area (ideal for entertaining) with a path leading down to the foot of the plot with lawns to either side. The pedestrian access then leads back to the front.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic junction, turn left onto Longmoor Lane and then turn right onto Dorothy Avenue. The property can be found on this first part of the road on the left hand side, identified by our For Sale board.





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.

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