



19 Mountfield Avenue, Sandiacre, Nottingham NG10 5LS

Asking Price Of £185,000



Three bedroom semi detached house located in Sandiacre, Nottingham
No upwards chain and vacant possession, a three double bedroom semi detached house ideally located in the popular residential area of Sandiacre. The property benefits from driveway and good size front and rear gardens, two reception rooms and double glazing throughout.

Property Description

For sale with no upwards chain and vacant possession, a three double bedroom semi detached house ideally located in the desirable residential area of Sandiacre. Situated on the popular Hayworth estate this house offers full double glazing, two reception rooms, driveway with good size front and rear gardens.

This property is leasehold and currently has 941 years remaining with a current ground rent of £20 per year.

The property overall is in good condition but would also benefit from re decoration in areas and currently does not have central heating. The kitchen and shower room are in very good condition and considered still new. It would be ideal for any growing family or first time buyer wanting to put their mark on things.

The property is situated in close proximity to excellent 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. There is also easy access to nearby schooling for all ages, open countryside, as well as a vast array of shopping facilities situated in the nearby towns of Stapleford and Long Eaton.



PORCH: 3' 11" x 4' 1" (1.21m x 1.26m) Double glazed uPVC window to the side, composite door and door to living room.

LIVING ROOM: 11' 3" x 14' 0" (3.44m x 4.28m) Double glazed uPVC window to the front, carpet, electric fire with surround, door to hallway.

DINING ROOM: 10' 2" x 8' 9" (3.11m x 2.67m) Double glazed uPVC window to the rear, light fitting and door to kitchen.

KITCHEN: 9' 9" x 7' 6" (2.98m x 2.30m) Double glazed uPVC window to the rear and composite door to garden. Under and over counter storage units, double oven, sink with 1½ drainer and tap, tiled splashbacks, tiled flooring, extractor fan and gas hob, space for washing machine and space for fridge and freezer.

BEDROOM ONE: 11' 3" x 13' 8" (3.44m x 4.17m) Double glazed uPVC window to the front, carpet and light fitting.

BEDROOM TWO: 11' 2" x 10' 8" (3.41m x 3.26m) Double glazed uPVC window to the rear, light fitting.

BEDROOM THREE: 11' 0" x 7' 5" (3.37m x 2.28m) Double glazed uPVC window to the front, carpet, light fitting and loft hatch.

SHOWER ROOM: 4' 8" x 7' 4" (1.43m x 2.26m) Double glazed uPVC window to the rear, wet room style room area with electric shower, shower rail with curtain, grab rails, extractor fan, wash hand basin and storage.

WC: 2' 5" x 4' 8" (0.74m x 1.44m) Double glazed uPVC window to the rear, toilet with grab rail.

GARAGE: 15' 3" x 7' 3" (4.65m x 2.21m) Up and over style garage door.

OUTSIDE: To the front of the property is a driveway for two cars along side grassed and pebbled area. Leading to the rear via a side gate, the rear garden offers a decking seating area along with artificial grass, pond, pebbled areas, shed and is considered as low maintenance.

TENURE: Leasehold- 941 years remaining with a current ground rent of £20 per year.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

