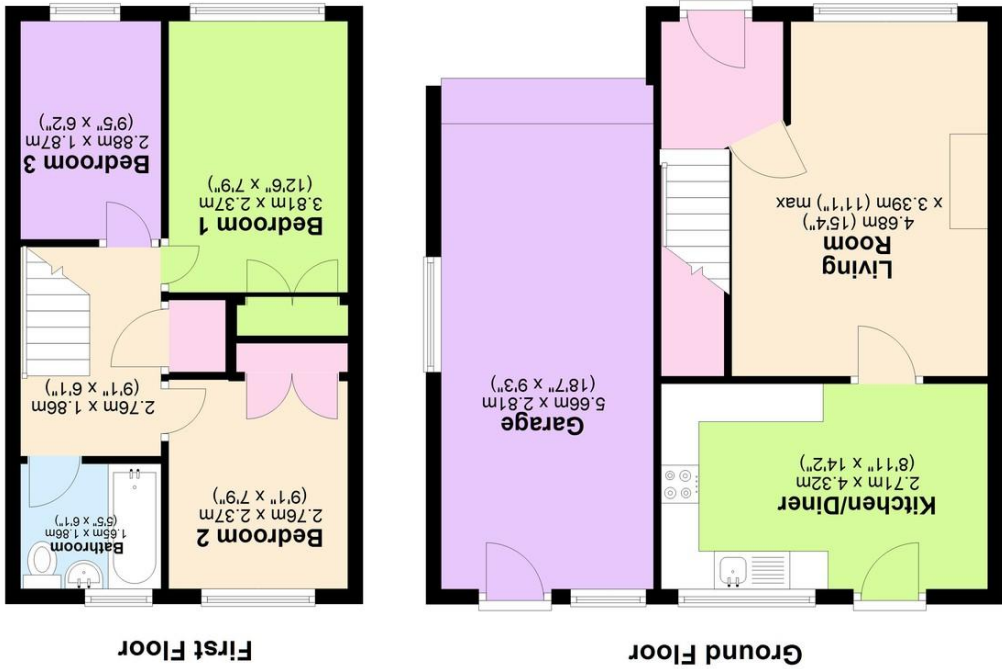




WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

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52 Ingleby Road, Long Eaton, Nottingham NG10 3DH

Asking Price Of £220,000



Three bedroom semi-detached House located in Long Eaton, Nottingham
No upwards chain and vacant possession, a three bedroom semi detached house with good sized driveway, garage, large rear enclosed garden, UPVC double glazing and gas central heating.

Property Description

For sale with vacant possession and no upward chain, a three bedroom semi detached house ideally located in the popular residential area of Sawley. Having benefits such as good size driveway for multiple cars, garage and good sized rear garden, this house would be perfect for any first time buyers or growing families. In areas the property requires some upgrades but is perfectly liveable for anyone needing to move straight in. An early viewing is advised to avoid disappointment.

The property is within easy reach of the amenities and facilities provided by Sawley which includes a Co-op store on Draycott Road, schools for younger children, healthcare and sports facilities, with further shops in Sawley as you approach the train station, and Asda and Tesco superstores along with schools for older children found in nearby Long Eaton. There are walks in the surrounding picturesque countryside and at Trent Lock, several local pubs and restaurants and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and airport, stations at Long Eaton which is only a couple of minutes drive away and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



LIVING ROOM 11' 1" x 15' 4" (3.39m x 4.68m) Double glazed uPVC window to the front, radiator, carpet, fireplace, door to kitchen/diner.

KITCHEN/DINER 8' 10" x 14' 2" (2.71m x 4.32m) Double glazed uPVC window and door to the rear, kitchen area has over and under counter storage units, sink with taps and drainer, extractor fan, cooker, washing machine. space for dining table and door to garden.

BEDROOM ONE 12' 5" x 7' 9" (3.81m x 2.37m) Double glazed uPVC window to the front, carpet, radiator and built in wardrobes.

BEDROOM TWO 9' 0" x 7' 9" (2.76m x 2.37m) Double glazed uPVC window to the rear, carpet, radiator and built in wardrobes.

BEDROOM THREE 9' 5" x 6' 1" (2.88m x 1.87m) Double glazed uPVC window to the front, carpet and radiator.

BATHROOM 5' 1" x 6' 1" (1.55m x 1.87m) Double glazed uPVC window to the rear, fitted suite including panelled bath, WC, sink, radiator.

OUTSIDE To the front of the property is a paved driveway for multiple car and access to the garage, front and side entrance to the rear. The rear garden is mainly lawn with established bushes, patio seating area and rear access to the garage and house.

TENURE Freehold

VIEWINGS Strictly by appointment only via Wallace Jones estate agents.

