

# HoldenCopley

PREPARE TO BE MOVED

Dorothy Avenue, Sandiacre, Derbyshire NG10 5LH

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**Guide Price £225,000**

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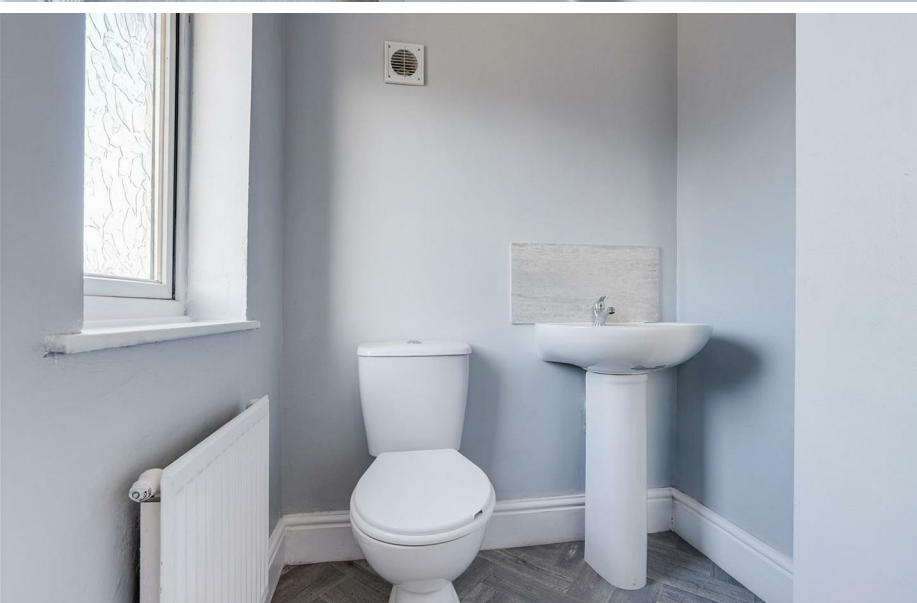
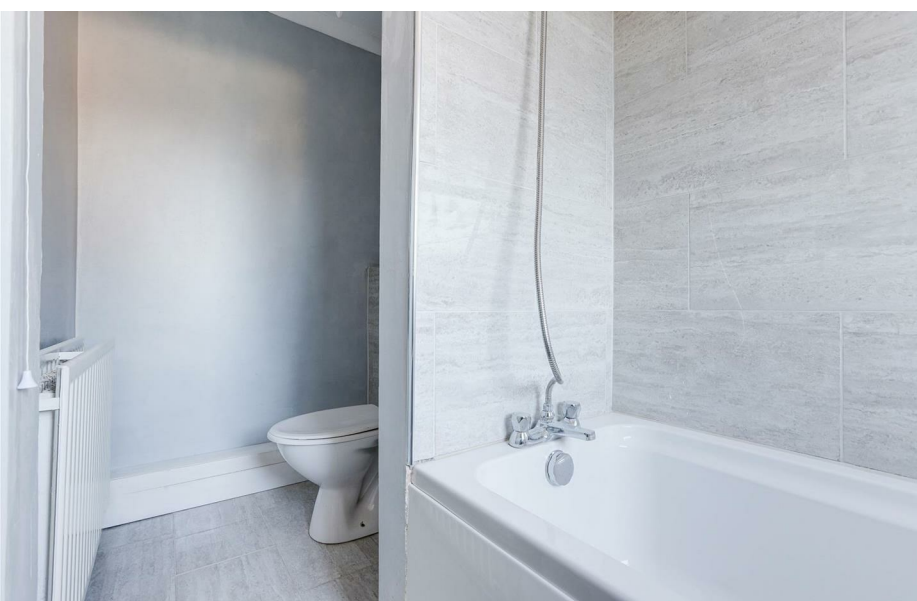
GUIDE PRICE: £225,000 - £235,000

NO UPWARD CHAIN...

Welcome to this well-presented three-bedroom semi-detached house, a rare gem in the market with the added advantage of no upward chain, allowing for a swift and hassle-free transition. The ground floor welcomes you with an entrance leading to a bay-fronted living room, perfect for cosy evenings or entertaining guests. Adjacent is the dining room, creating an inviting space for family meals and gatherings. The modern fitted kitchen adds a touch of sophistication, making meal preparation a delight. A convenient three-piece bathroom suite completes the ground floor. Ascending to the first floor, discover three bedrooms providing comfortable and versatile living spaces with the master benefitting from an en-suite. Outside, a private enclosed garden beckons, offering a tranquil retreat for relaxation or al fresco dining. A garage provides additional storage, catering to practical needs. Situated in the popular town of Sandicare, the property has easy access to commuting links via the M1 and A52, as well as frequent bus routes in Nottingham and Derby City Centres and East Midlands Airport. With no upward chain, this property presents a unique opportunity for new owners to infuse their personal touch and transform this house into their dream home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Spacious Living Rooms
- Modern Fitted Kitchen
- Ground Floor Bathroom Suite
- En-Suite To The Master Bedroom
- Private Enclosed Garden
- Garage For Storage
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance

5'5" x 4'5" (max) (1.66m x 1.36m (max))

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access to the rear garden

### Living Room

14'9" x 13'6" (max) (4.50m x 4.12m (max))

The living room has laminate flooring, a recessed chimney breast with an exposed brick surround, two radiators and a UPVC double glazed bay window to the front elevation

### Dining Room

16'9" x 9'2" (max) (5.12m x 2.81m (max))

The dining room has carpeted flooring, two fitted storage cupboards, an under-stair storage cupboard, a radiator, coving to the ceiling and a UPVC double glazed window to the side elevation

### Storage Cupboard

7'1" x 2'11" (2.17m x 0.89m )

The storage cupboard provides ample storage space

### Kitchen

11'1" x 10'1" (3.40m x 3.09m )

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, coving to the ceiling, a UPVC double glazed window to the rear elevation and a single door providing access to the rear garden

### Bathroom

10'2" x 4'6" (max) (3.10m x 1.39m (max))

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a radiator, tiled flooring, partially tiled walls, coving to the ceiling and a UPVC double glazed window to the rear elevation

## FIRST FLOOR

### Landing

10'11" x 7'6" (max) (3.35m x 2.29m (max))

The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to the loft and first floor accommodation

### Bedroom One

13'5" x 13'3" (max) (4.09m x 4.05m (max))

The main bedroom has laminate flooring, a radiator, access to the en-suite and a UPVC double glazed window to the front elevation

### En-Suite

4'10" x 4'6" (max) (1.49m x 1.39m (max))

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled splashback, a radiator and a UPVC double glazed window to the front elevation

### Bedroom Two

9'2" x 8'11" (2.81m x 2.73m)

The second bedroom has laminate flooring, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Three

7'6" x 6'2" (2.30m x 1.89m )

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a low-maintenance fence-panelled garden with side access to the rear garden

### Rear

To the rear of the property is a private enclosed garden with a block paved patio area, a lawn, a stone paved patio area, a garage for storage, hedged boundaries and fence panelling

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

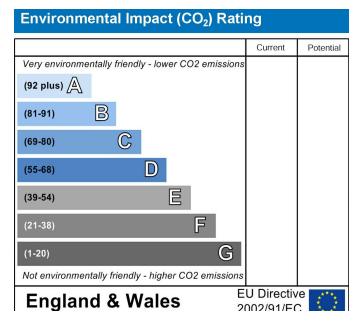
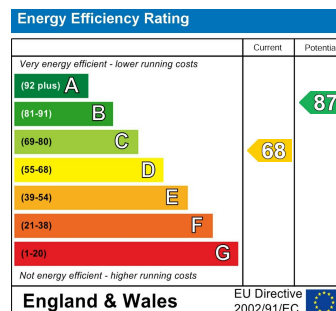
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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