

HoldenCopley

PREPARE TO BE MOVED

Wilmot Street, Sawley, Derbyshire NG10 3EQ

£220,000

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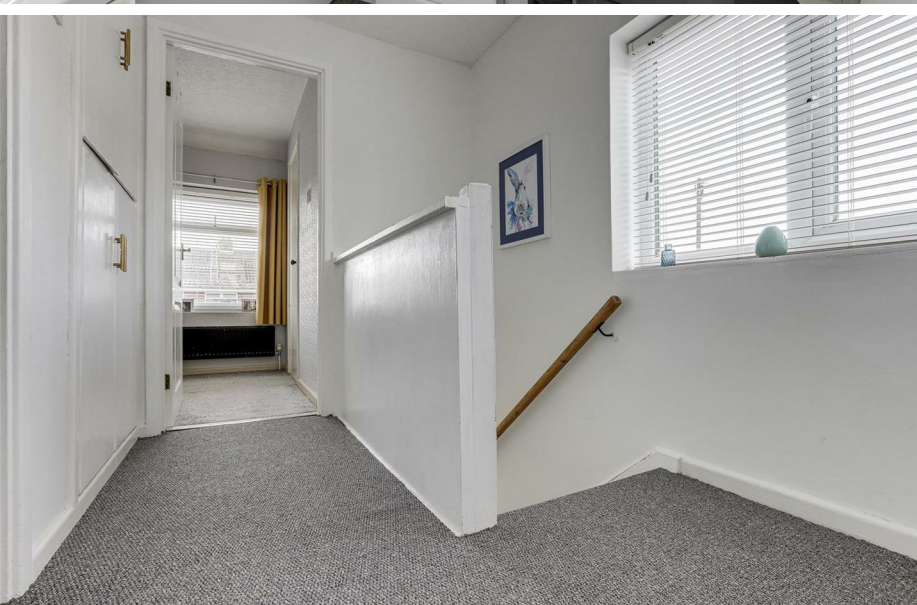
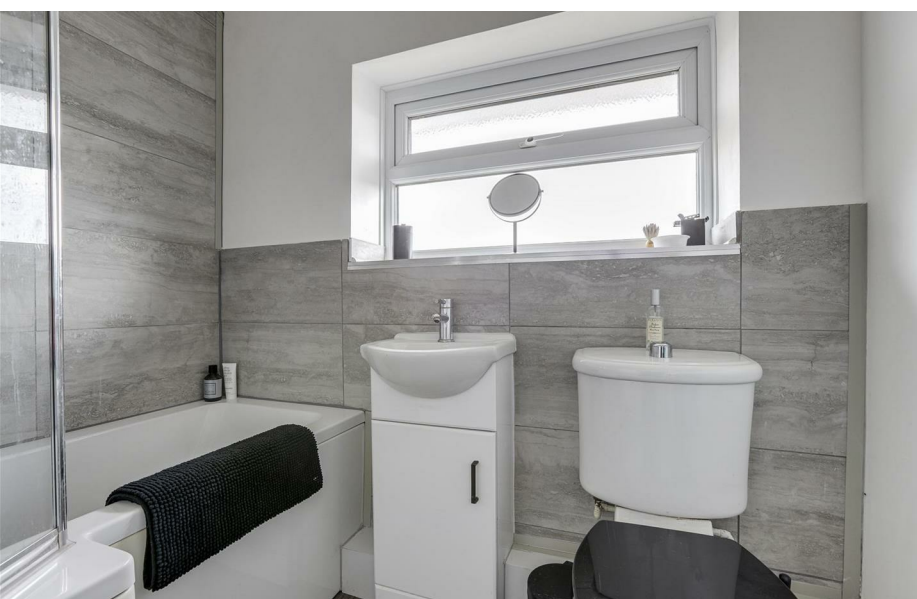


NO UPWARD CHAIN...

We are delighted to bring to market this two-bedroom end terraced house, ideally positioned close to the popular Sawley Park and within easy reach of a variety of local amenities, including shops, schools, and more. The property also benefits from excellent transport links, including quick access to the M1, making it ideal for commuters and a wide range of buyers. Upon entering the property, you are welcomed into a hallway that leads to a living room, perfect for relaxing or entertaining guests. The ground floor also boasts a generous fitted kitchen diner, offering plenty of storage and space for family dining. From the kitchen, there is direct access into the garage, which provides additional practicality and storage. Moving to the first floor, the property features two good-sized double bedrooms, both offering ample space for wardrobes and storage. The accommodation is completed by a three-piece bathroom suite, designed with modern fixtures and fittings. Externally, the front of the house offers a lawn and a driveway leading to the garage, which comes equipped with a roller door for ease of access. The garage itself has a UPVC double glazed obscure window at the rear, tiled flooring, and a single door providing access to the rear garden. The rear garden is an enclosed outdoor space featuring a patio area ideal for outdoor dining, a gravelled border, a shed for additional storage, and a well-kept lawn, all enclosed by a fence panelled boundary.

MUST BE VIEWED





- End Terraced House
- Two Double Bedrooms
- Living Room
- Spacious Fitted Kitchen/Diner
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'11" x 3'6" (max) (1.81m x 1.09m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an alarm keypad, a full height double glazed obscure window to the front elevation, and a door providing access into the accommodation.

Living Room

16'1" x 11'4" (max) (4.92m x 3.46m (max))

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, coving to the ceiling, a ceiling rose, an in-built cupboard, and carpeted flooring.

Kitchen/Diner

19'4" x 10'5" (max) (5.90m x 3.18m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a ceramic hob and extractor fan, an integrated microwave, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, space for a dining table, a wall-mounted boiler, an in-built cupboard, a radiator, tiled splashback, vinyl flooring, and two UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

7'9" x 6'1" (max) (2.37m x 1.87m (max))

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, access into the boarded loft, and access to the first floor accommodation.

Bedroom One

16'2" x 9'9" (max) (4.94m x 2.98m (max))

The first bedroom has two UPVC double glazed windows to the front elevation, an in-built cupboard, a radiator, and carpeted flooring.

Bedroom Two

12'2" x 10'6" (max) (3.72m x 3.22m (max))

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

Bathroom

6'9" x 5'7" (2.06m x 1.71m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled 'P' shaped bath with a wall-mounted shower fixture and a bi-folding shower screen, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, and a driveway to the garage with a roller door.

Garage

22'0" x 13'5" (max) (6.72m x 4.11m (max))

The garage has a UPVC double glazed obscure window to the rear elevation, a single door to rear of the property, tiled flooring, ample storage, and a roller door opening onto the driveway.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a gravelled border, a shed, a lawn, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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.

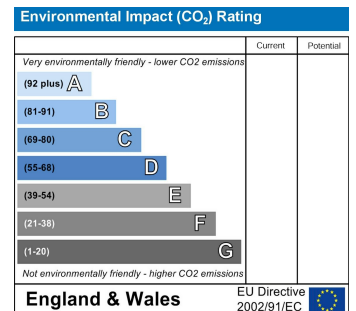
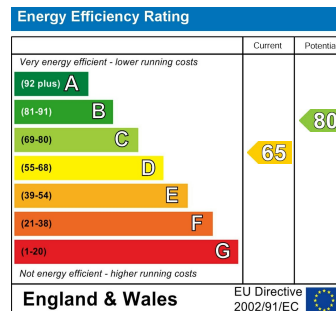
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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