

HoldenCopley

PREPARE TO BE MOVED

Denton Avenue, Sandiacre, Nottinghamshire NG10 5GL

Guide Price £170,000

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GUIDE PRICE: £170,000 - £180,000

WELL-PRESENTED THROUGHOUT...

This modern and well-presented two bedroom end-terrace house is situated in a popular location, within easy reach of local shops, great schools, and fantastic transport links – making it a perfect purchase for a range of buyers. The property is currently tenanted and achieving a rental yield of 6.67%, offering the flexibility to be sold with or without tenants in situ. To the ground floor, this home boasts a spacious living area open plan to a Shaker-style fitted kitchen with bi-folding doors that seamlessly extend the living space onto the private south-facing garden – ideal for entertaining in the warmer months. A convenient W/C completes the ground floor accommodation. Upstairs, there are two generously sized double bedrooms, a stylish three-piece bathroom suite, and access to a loft space, providing additional storage options. Outside, the property benefits from a well-maintained front garden with a lawn, while to the rear is a gravel driveway providing off-street parking and a garden with a patio and lawned area. Whether you're a first-time buyer, downsizer, or investor, this property offers a perfect blend of style, location, and flexibility.

MUST BE VIEWED





- End-Terrace House
- Two Double Bedrooms
- Open Plan Modern Fitted Kitchen & Reception Room
- Ground Floor W/C
- Contemporary Three Piece Bathroom Suite
- South-Facing Garden
- Off-Road Parking
- New Build Guarantee
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Living Room

9'10" x 16'4" (3.00m x 4.98m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, open access into the kitchen and a single composite door providing access into the accommodation.

Kitchen

13'3" x 11'6" (4.06m x 3.51m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a breakfast bar, an integrated oven and dishwasher, a hob with an extractor hood, a sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, wood-effect flooring, a vertical radiator, recessed spotlights, a UPVC double-glazed window to the side elevation and bi-folding doors out to the garden.

W/C

6'8" x 3'1" (2.05m x 0.94m)

This space has a low level concealed flush W/C, a vanity style wash basin with a tiled splashback, wood-effect flooring and an extractor fan.

FIRST FLOOR

Landing

6'0" x 2'9" (1.83m x 0.84m)

The landing has carpeted flooring, access into the loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

9'11" x 9'5" (3.03m x 2.89m)

The main bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Two

12'5" x 7'2" (3.81m x 2.20m)

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

Bathroom

5'7" x 6'9" (1.71m x 2.07m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin with a tiled splashback, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn.

Rear

To the rear is a gravel driveway and a single wooden gate providing access into the private south-facing garden with a paved patio, a lawn and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Standard - 72 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash District 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.

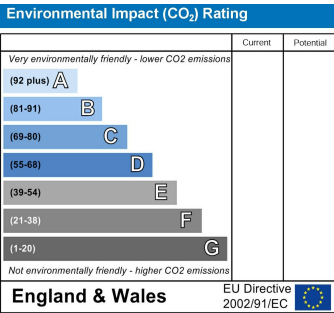
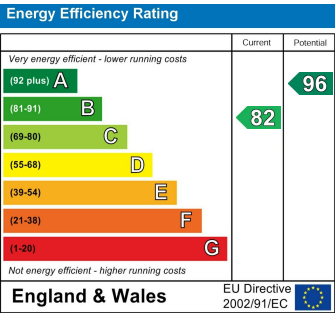
The vendor has advised the following:

Property Tenure is Freehold

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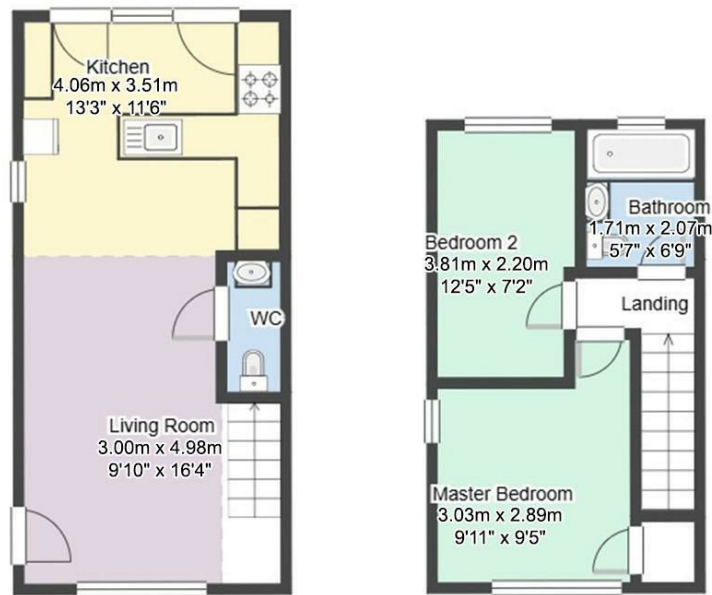
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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

www.holdencopley.co.uk

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