

# HoldenCopley

PREPARE TO BE MOVED

Denton Avenue, Sandiacre, Nottinghamshire NG10 5GL

---

By Auction £150,000

Denton Avenue, Sandiacre, Nottinghamshire NG10 5GL



This property is for sale by Modern Method of Auction powered by iamsold LTD - £150,000 + Reservation Fee

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. 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.

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
- For Sale By Modern Auction
- Subject To Reserve Price & Reservation Fee





## 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

## AUCTIONEER COMMENTS

Council Tax Band Rating - Erewash District Council - Band B

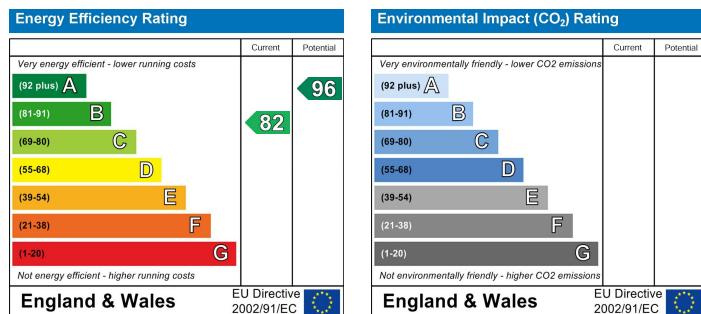
This information was obtained through the directgov website.

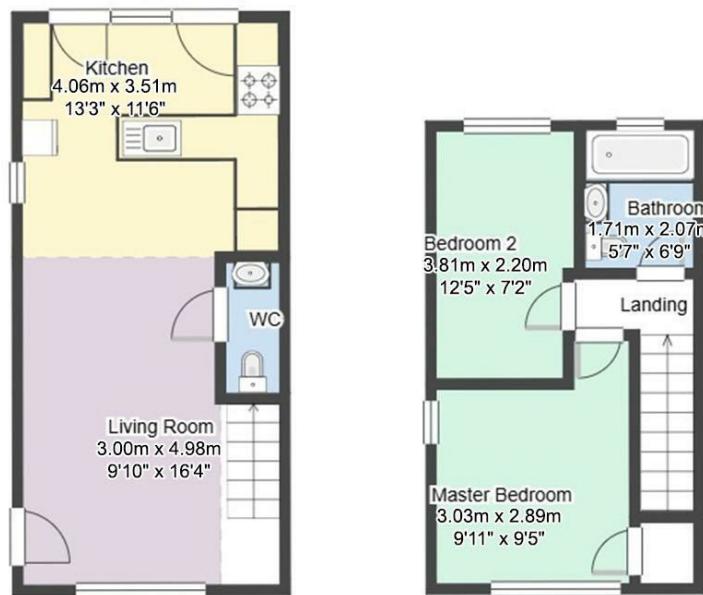
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.80% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





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.  
© HoldenCopley

**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)