



Three bedroom Detached House located in Sawley.

£300,000

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M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

44 Shirley Street Sawley Nottingham NG10 3BN



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DESCRIPTION

A well-presented three-bedroom, detached family home. Offering plenty of space throughout.

Upon entering, the hallway leads to all ground floor rooms, with good sized windows allowing plenty of natural light. A fully fitted kitchen having been extended to the rear and providing a dining space. Access to the rear garden through double glazed UPVC patio doors. A larger than average living room with dual aspect views and open fire. In addition, a downstairs W/C.

To the first floor a spacious landing leading to two double bedrooms with views over the rear garden. A third single bedroom, perfect for a home office or child's nursery. Family bathroom comprises of a walk-in shower, W/C and wash hand basin.

To the rear of the property a well-maintained enclosed garden, benefitting from a small pond. Garage, carport and driveway to the side and front, allowing ample car standing space.

Offered to the market with VACANT POSSESSION AND NO UPWARD CHAIN.

This property is not one to be missed, call today to arrange an early viewing.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman



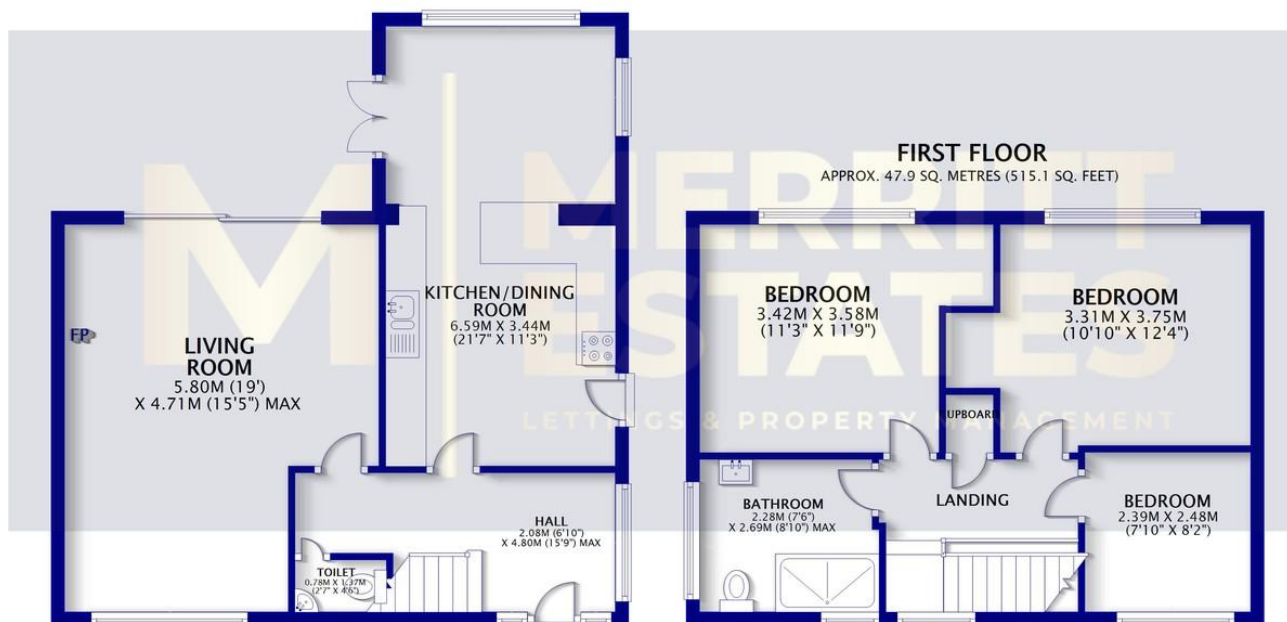
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN

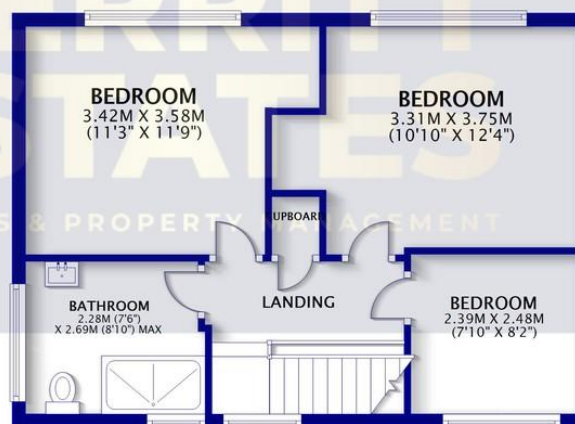
GROUND FLOOR

APPROX. 58.1 SQ. METRES (624.9 SQ. FEET)



FIRST FLOOR

APPROX. 47.9 SQ. METRES (515.1 SQ. FEET)



TOTAL AREA: APPROX. 105.9 SQ. METRES (1140.0 SQ. FEET)

CONTACT

Q106 The Quadrant, Nuart
Road, Beeston, Nottingham,
Nottinghamshire, NG9 2NH

E info@merrittstates.com

T 01156463924

www.merrittstates.com

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