



Whitburn Road,  
Toton, Nottingham  
NG9 6HP

**O/I/R £275,000 Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE READY FOR A NEW OWNER TO PUT THEIR OWN MARK ON.

Robert Ellis are pleased to offer to the market this traditional, bay fronted semi detached house in Toton. The property is ideal for anyone looking to put their own mark on a property as this extended property does require updating. Offering a fantastic location and being situated in a highly sought after area, it is conveniently close to local shops, amenities, and well regarded schools, making it ideal for families. The property is also a prime choice for commuters, with excellent transport links including easy access to the tram service, the A52 connecting Nottingham and Derby, and proximity to the M1 motorway. This ensures swift travel to major cities and beyond.

This extended property requires internal modernisation but benefits from gas central heating and double glazing throughout and a lovely sized rear garden. Internal accommodation briefly comprises of an entrance hall, extended kitchen diner, through lounge/diner stretching in excess of 26ft while upstairs there are three bedrooms with a bay window in the master. A shower room to the rear aspect completes the internal accommodation of this property on Whitburn Road.

Whitburn Road is close to the Tesco superstore found on Swiney Way with more supermarkets and retail outlets found in the nearby towns of Beeston, Stapleford and Long Eaton, there are the excellent schools for all ages which are within walking distance of the house, walks at Toton Fields and the picturesque Attenborough Nature Reserve, healthcare and sports facilities which include several local golf courses and as well as the Nottingham tram system, the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Double glazed window to the front, stairs to the first floor, radiator and door to:

### Kitchen Diner

15'9 x 12'2 max approx (4.80m x 3.71m max approx)  
Matching wall and base units, roll edged work surface over, stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, radiator, space for a fridge freezer, double glazed door and window to the rear.

### Lounge/Diner

26'8 into bay x 11'5 max approx (8.13m into bay x 3.48m max approx)  
Double glazed bay window to the front, double glazed sliding patio doors to the rear, gas fire and surround, radiator.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

11'6 x 13'2 approx (3.51m x 4.01m approx)  
Double glazed bay window to the front, radiator and fitted wardrobes,

### Bedroom 2

12' x 11'7 into wardrobes approx (3.66m x 3.53m into wardrobes approx)  
Double glazed window to the rear and radiator.

### Bedroom 3

6'5 x 6'5 approx (1.96m x 1.96m approx)  
Double glazed window to the front and a radiator.

### Shower Room

Double glazed window to the rear, vanity wash hand basin, low flush w.c., chrome heated towel rail, single shower cubicle, wall mounted electric shower.

### Outside

To the front of the property there is a small lawned area with shrubs and borders, off road parking leading to the garage.

The rear garden is laid mainly to lawn, wooden shed, shrubs and bushes to the borders and fencing to the boundaries.

### Garage

Up and over door to the front, side access to the rear garden.

### Directions

proceed out of Long Eaton along Nottingham Road, turning left at the traffic lights into High Road. Proceed to the main Banks Road junction, and take a left turning into Banks Road. Turn second right into Seaburn Road and left into Whitburn Road.

8182AMCO

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 35mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR

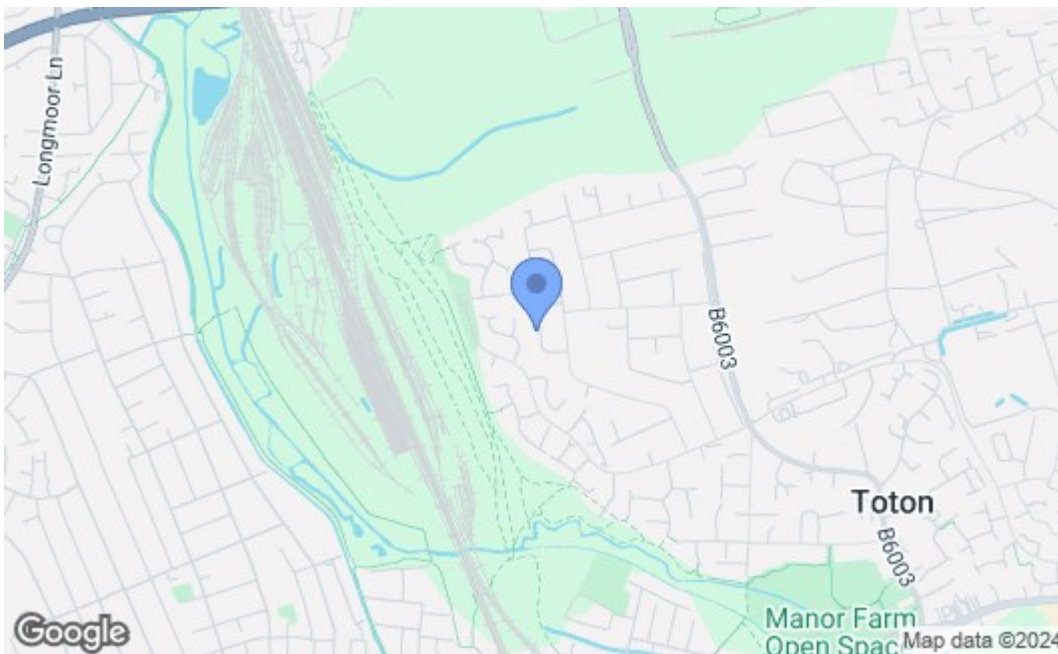
Robert Ellis  
ESTATE AGENTS

1ST FLOOR



14 WHITBURN ROAD, TOTON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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