



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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8 Poplar Avenue, Sandiacre, NOTTINGHAM, NG10 5ET

Asking Price Of £157,000



Two bedroom terraced house located in Sandiacre, Nottingham



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Property Description

This attractive two-bedroom Georgian-style town house is tucked away in a peaceful cul-de-sac and enjoys an elevated position with lovely open views. Beautifully presented throughout, the property features gas-fired central heating (served by a recently installed combination boiler), double glazing and low-maintenance front and rear gardens. There is also off-road parking to the front and rear of the property for added convenience.

Ideally suited to first-time buyers or young families, this home offers a perfect blend of period charm and modern comfort in a quiet yet accessible location close to local amenities and transport links. Offered for sale with no upward chain and vacant possession, an early viewing is highly recommended.

The property is situated within the original village of Sandiacre which is now a small town and is close to open countryside. There are footpaths leading to the nearby Derbyshire villages of Stanton by Dale, Dale Abbey and Risley. Far from being isolated, the property is a short walk to the Cloudside Junior School and Friesland School for those over the age of 11. A short drive away is Junction 25 of the M1 motorway, as well as the A52 which links Nottingham and Derby.



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ENTRANCE HALL: 5' 6" x 4' 10" (1.70m x 1.48m) Double glazed uPVC panelled door with stain glass panel, stairs to first floor, carpets, radiator and door to living room.

LIVING ROOM: 18' 9" x 10' 7" (5.72m x 3.25m) Double glazed uPVC bay window to the front with window sill display, brick fireplace with inset shelving, carpet, radiator, understairs storage cupboard with shelving, door to kitchen.

KITCHEN/DINER: 13' 10" x 8' 7" (4.22m x 2.64m) Double glazed uPVC windows and door to the rear, fitted kitchen with under and over counter top storage cupboards and drawers. Space for cooker, plumbing for washing machine, one and a half bowl sink unit with draining board and mixer tap, extractor fan, tiled splashbacks, spaces for fridge/freezer, radiator, space for dining table and chairs.

LANDING: Loft access point, airing cupboard housing the newly fitted combi boiler.

BEDROOM ONE: 13' 6" x 10' 8" (4.13m x 3.26m) Double glazed uPVC window to the front, storage cupboard, carpet and radiator.

BEDROOM TWO: 11' 0" x 7' 8" (3.36m x 2.36m) Double glazed uPVC window to the rear, carpet and radiator.

BATHROOM: 8' 5" x 5' 10" (2.59m x 1.78m) Double glazed uPVC window to the rear, three piece suit including bath with electric shower over, low flush WC, wash hand basin, tiled splashbacks, wall mounted radiator.

OUTSIDE: To the front, the property enjoys an elevated position with stepped access leading up from the parking area. The front garden has been designed for low maintenance, being laid with decorative stone and finished with uPVC trim edging panels. A pathway provides convenient access to the front entrance door. The rear garden offers a private and low-maintenance outdoor space, enclosed by a mix of timber fencing with concrete posts, gravel boards, and established hedgerows. A rear access gate leads directly to the parking area for added convenience. Thoughtfully designed for easy upkeep, the garden features attractive paving that provides a perfect seating and entertaining area, complemented by decorative plum slate chippings. To the rear of the plot, a further patio area houses a useful storage shed. The garden also includes an external water tap and lighting point, making it practical as well as inviting.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

