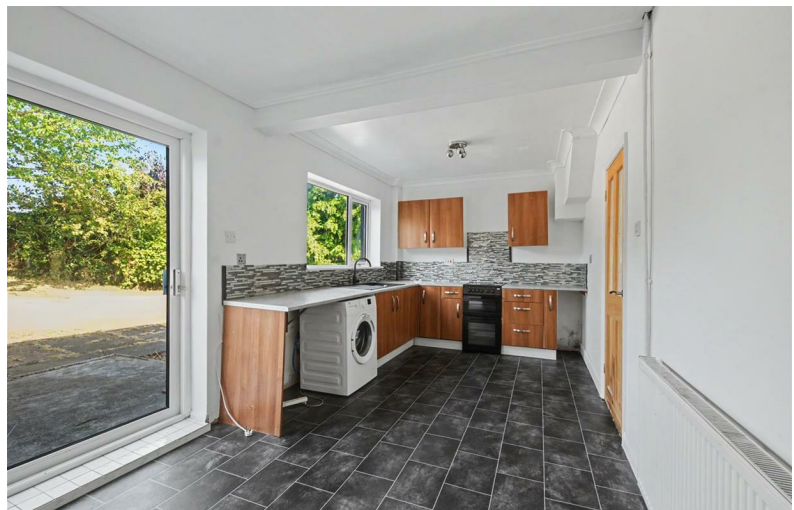




Hillside Grove
Sandiacre, Nottingham NG10 5FS

£179,995 Freehold

A TWO BEDROOM END TOWN HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL TWO BEDROOM END TOWN HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, staircase rising to the first floor, generous living room and full width dining kitchen. The first floor landing provides access to two bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, as well as gardens to the front, side and rear.

The property is located in this quiet residential cul de sac within easy reach of excellent schooling for all ages, an array of shops, services and amenities in Sandiacre, Stapleford and Long Eaton, as well as good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE PORCH

5'5" x 4'7" (1.66 x 1.41)

uPVC panel and double glazed side entrance door, radiator, staircase rising to the first floor. Door to living room.

LIVING ROOM

15'7" x 13'8" (4.75 x 4.17)

Double glazed window to the front (with fitted blinds), radiator, media points, coving, central chimney breast incorporating an Adam-style fire surround with tiled hearth and plug-in log effect electric fire, useful understairs storage cupboard housing the gas fired combination boiler (for central heating and hot water).

KITCHEN DINER

18'10" x 8'10" (5.75 x 2.71)

The kitchen area comprises a matching range of "L" shaped units with base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap with decorative tile splashbacks. Slimline cooker, plumbing for washing machine and further under-counter kitchen appliance, ample space for dining table/chairs and fridge/freezer, radiator, coving, double glazed window to the rear, sliding double glazed patio doors opening out to the rear.

FIRST FLOOR LANDING

Double glazed window to the side. Doors to both bedrooms and bathroom. Loft access point.

BEDROOM ONE

15'6" x 10'7" (4.74 x 3.24)

Double glazed window to the front enjoying fantastic views over the surrounding area and Springfield Mill, radiator, useful overstairs storage cupboard.

BEDROOM TWO

11'4" x 9'1" (3.47 x 2.78)

Double glazed window to the rear, radiator.

BATHROOM

10'2" x 7'4" (3.10 x 2.25)

Three piece suite comprising panel bath with mixer tap, shower attachment and foldaway shower screen, push

flush WC, wash hand basin. Tile effect flooring, radiator, panelling to dado height, double glazed window to the side, storage cupboard with shelving.

OUTSIDE

The property benefits from gardens to the front, side and rear, with the front incorporating a paved pathway which provides access to the entrance door, screened by hedgerow to either side and a triangular shaped lawn. A pathway provides access to the side garden which is predominantly lawn, enclosed by timber fencing and opens out to the rear garden. The rear garden is of a good overall size incorporating a predominant lawn, paved patio seating area, range of mature bushes, shrubs, trees and plants.

DIRECTIONS

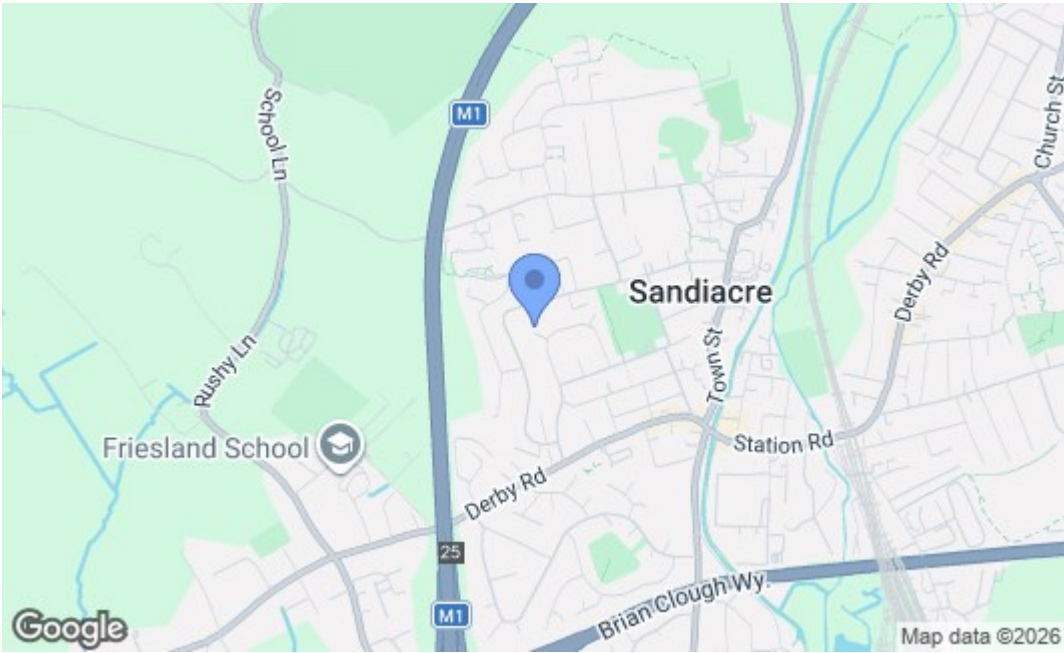
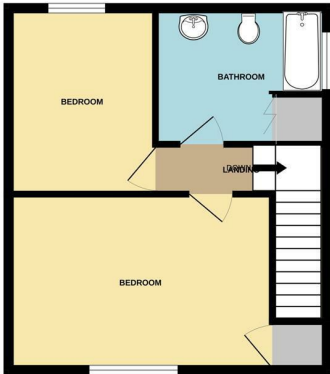
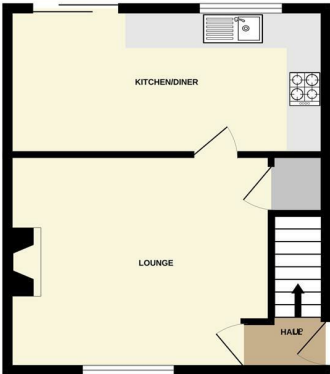
From our Stapleford Office, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over onto Derby Road. Proceed in the direction of Risley, look for and take a right hand turn onto Stevens Road which in turn then becomes West Avenue. The property can be found at the join of North Avenue on the left hand side in the top right hand corner of the cul de sac, identified by our For Sale board.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.