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89 Victor Crescent, Sandiacre, NOTTINGHAM, NG10 5JS

Asking Price Of £180,000



Two bedroom mid terraced house located in Sandiacre, Nottingham

A two double bedroom mid terrace house situated in the popular area of Sandiacre. Boasting a 120ft rear garden, this property also offers a newly refurbished kitchen/diner and is located close to excellent transport links and schools. The larger than average rear garden offers a wide variety of fruit trees including apple, plum and cherry and provides an extensive lawn area.



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## Property Description

For sale a two double bedroom mid terrace house situated in the popular area of Sandiacre. Boasting a 120ft rear garden, this property also offers a newly refurbished kitchen/diner and is located close to excellent transport links and schools. The larger than average rear garden offers a wide variety of fruit trees including apple, plum and cherry and provides an extensive lawn area.

The kitchen is the focus point of this home offering a range of areas to sit and socialise, either at the breakfast bar or the dining table. Newly refurbished it overlooks the lovely garden and extended views. There are fantastic transport links available including nearby bus routes and easy access to major road links such as the A52, M1 and A50, with both East Midlands Airport and Long Eaton train station just a short drive away. It also benefits from gas central heating, double glazing and two double bedrooms.



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**LIVING ROOM:** 11' 1" x 11' 2" (3.40m x 3.41m) Double glazed uPVC window to the front, radiator and laminate flooring.

**KITCHEN/DINER:** 14' 3" x 11' 1" (4.35m x 3.40m) Double glazed uPVC window and composite door to the rear, fitted kitchen including under and over counter cupboards, induction hob, electric extractor fan, electric Zanussi oven and grill, sink with drainer and tap, free standing fridge freezer included, breakfast bar and space for stools, understairs storage cupboard, laminate flooring and radiator.

**BEDROOM ONE:** 11' 2" x 15' 1" (3.41m x 4.60m) Two double glazed uPVC windows to the front, carpet, radiator and over the stairs storage.

**BEDROOM TWO:** 11' 2" x 9' 7" (3.41m x 2.94m) Double glazed uPVC window to the rear, carpet and radiator.

**BATHROOM:** 4' 5" x 8' 4" (1.36m x 2.55m) Double glazed uPVC window to the rear, WC, sink with pedestal, roll top bath with shower outlet on taps. Vinyl flooring and radiator.

**OUTSIDE:** To the front of the property is a small garden and pathway leading to the front door, with access to the rear garden through alleyway and wooden gate. The 120ft rear garden is beautifully established with apple, plum and cherry trees and offers a patio seating area along with lawn, herb and flower beds and shed.

**TENURE:** Freehold.

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

