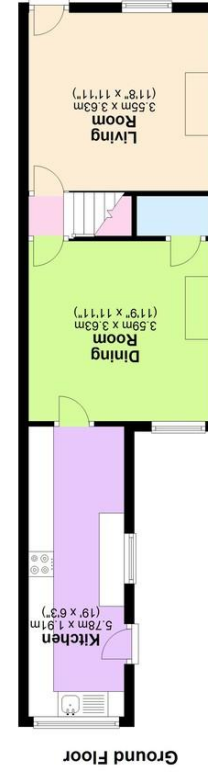
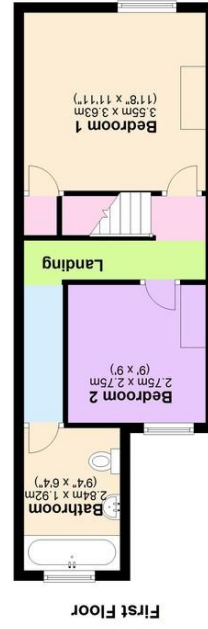


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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37 Harrington Street, Sawley, NOTTINGHAM, NG10 3GW

Asking Price Of £200,000



Two bedroom semi detached house located in Sawley, NOTTINGHAM

Beautifully presented throughout a stylish extended two double bedroom semi detached house ideally located in Sawley. Very well maintained throughout offering two reception rooms and enclosed rear garden. Close to excellent transport links, shops and schools.



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## Property Description

Impeccably presented throughout and beautifully styled, this two double bedroom extended semi detached house is located in the desirable area of Sawley. Close to excellent transport links, amenities, shops and good schools.

The property has been very well maintained and benefits from a rear single story extension, gas central heating, double glazing and two reception rooms. The modern décor creates a real warm and cosy home ready for someone to move straight into.

The property includes recently redecorated living room with modern panelling to walls, stylish dining room, extended kitchen breakfast room with breakfast bar and vast cupboard and work surface space. Two double bedrooms and landing to good size bathroom.

Outside to the front of the property is on street parking, front garden with brick surround, entrance to the front door and side access to the rear via a wooden gate. The rear enclosed garden offers a patio area, lawn and would be considered low maintenance.

The property is within easy reach of the local shops provided by Sawley with a Co-op convenience store on Draycott Road as well as other shops on Tamworth Road, there are schools for younger children in Sawley, and for older children being within a few minutes walk of the property. There are healthcare and sports facilities including the Trent Lock Golf Club. Further shopping facilities can be found in Long Eaton where there are Asda, Tesco, Adli stores and many other retail outlets, walks in the lovely open countryside and at Trent Lock and the excellent transport links including junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, Long Eaton station is only a few minutes walkaway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



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**KITCHEN/BREAKFAST ROOM:** 18' 11" x 6' 3" (5.78m x 1.91m) Extended to the rear, double glazed uPVC windows and door to side and rear, breakfast bar and space for stools, under and over counter units, space for fridge freezer, space for washing machine, space for tumble dryer, electric oven, gas hob, electric extractor fan, 1½ sink with drainer and taps, tiled flooring and splash backs and radiator.

**LIVING ROOM:** 11' 7" x 11' 10" (3.55m x 3.63m) Double glazed uPVC door and window to the front, carpet and radiator, door to dining room.

**DINING ROOM:** 11' 10" x 11' 9" (3.63m x 3.59m) Double glazed uPVC window to the rear, carpet and radiator, door to kitchen and under stairs storage.

**BEDROOM ONE:** 11' 8" x 11' 10" (3.56m x 3.63m) Double glazed uPVC window to the front, carpet, radiator, over the stairs storage cupboard.

**BEDROOM TWO:** 9' 0" x 9' 0" (2.75m x 2.75m) Double glazed uPVC window to the rear, carpet and radiator.

**BATHROOM:** 9' 3" x 6' 3" (2.84m x 1.91m) Double glazed uPVC window to the rear, fitted suite comprises, panelled bath with shower over and shower screen, basin with pedestal, WC, towel radiator, tiled splash backs and vinyl flooring.

**OUTSIDE:** Outside to the front of the property is on street parking, front garden with brick surround, entrance to the front door and side access to the rear via a wooden gate. The rear enclosed garden offers a patio area, lawn and would be considered low maintenance.

**TENURE:** Freehold.

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

