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WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

226 Tamworth Road, Sawley, Nottingham, NG10 3GU

Asking Price Of £199,950



Two bedroom Semi Detached House located in Sawley

Property Description

Ideally situated in the heart of Sawley, close to a wide range of local amenities and within easy reach of Long Eaton Train Station, this well-presented two double-bedroom semi-detached home offers an excellent opportunity for first-time buyers, growing families, or investors alike.

The property has been exceptionally well maintained and benefits from generous proportions throughout. Features include gas central heating, uPVC double glazing, and a spacious kitchen/dining area, making it ready to move straight into.

While the home is perfectly comfortable and practical as it stands, it also offers plenty of scope for a new owner to modernise and personalise to their own taste. The rear garden is a slabbed patio area of which is low maintenance with outside toilet.

Offered to the market with no upward chain and vacant possession, this attractive property represents a fantastic opportunity in a popular and convenient location.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities with the West Park Leisure Centre and adjoining playing fields being only a few minutes away and West Park can be accessed from opposite the property where there is also the Erewash Canal which provides a canal side path to Trent Lock. The transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be accessed via the Skylink bus which takes you to Castle Donington and the Airport, there are stations at 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.



LIVING ROOM 13' 11" x 11' 11" (4.25m x 3.64m) Double glazed uPVC window to the front, carpet and radiator.

KITCHEN/DINER 13' 10" x 17' 1" (4.23m x 5.21m) Double glazed uPVC window to the rear, tiled flooring, radiator, Fitted kitchen with under and over storage cupboards, gas hob with electric oven and extractor fan, 1 and 1/2 sink with drainer and top, space for fridge freezer, space for and plumbing for washing machine, door to understairs storage.

BEDROOM ONE 9' 10" x 14' 11" (3.02m x 4.55m) Double glazed uPVC window to the front, carpet, radiator and over stairs storage area.

BEDROOM TWO 11' 11" x 9' 1" (3.65m x 2.78m) Double glazed uPVC window to the rear, carpet and radiator.

BATHROOM 9' 0" x 8' 9" (2.75m x 2.68m) Double glazed uPVC window to the rear, Fitted panelled bath with shower over, toilet, wash hand basin, radiator, storage cupboard, vinyl flooring.

OUTSIDE To the front of the property is a small pathway leading to the front door and to the side of the property to gain access at the rear, via a gate. Along with a pebbled area.

The rear low maintenance garden is slabbed along with outside toilet.

TENURE Freehold

VIEWING Strictly by appointment only via Wallace Jones estate agents

