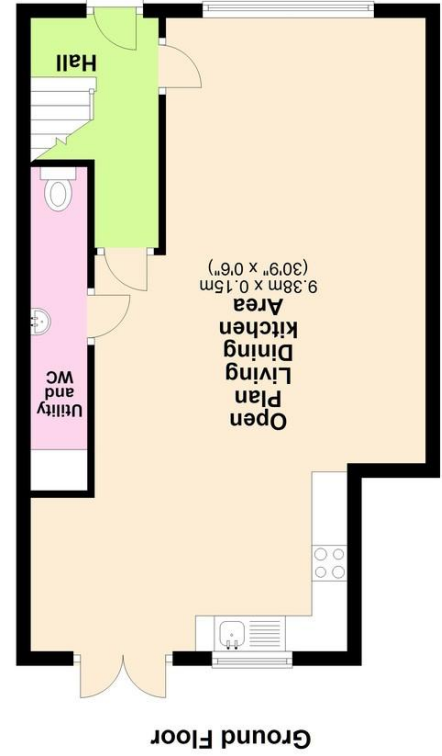


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	
			88 B



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 ESTATE AGENTS, VALUERS AND AUCTIONEERS

48 Peveril Crescent, Sawley, Nottingham, NG10 3DX

Asking Price Of £220,000



Three bedroom Mid Terraced House located in Sawley, Nottingham

For sale with NO UPWARDS CHAIN and VACANT POSSESSION a mid terrace flying freehold house that has been extremely well kept and boasts a good size open plan kitchen living area and driveway for multiple cars. The property benefits from utility and downstairs WC and is ideally located.



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Property Description

For sale a well presented larger than average three bed mid terrace house. Boasting an open plan living area along with utility and downstairs WC. The property has been well maintained and offers a good size driveway and enclosed rear garden. Close to great amenities, schools and excellent transport links. The property comprises entrance hall, open plan, kitchen, dining living room, utility and WC, three bedrooms and bathroom. To the front of the property is a good sized driveway which allows access to the rear garden by the flying freehold alleyway through a gate. The rear garden is generally low maintenance and is partly lawn and patio.

The property is within easy reach and in walking distance of the local shops in Sawley, while supermarkets can be found in 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 which include Trent Lock Golf Club, walks in the adjoining countryside and along the banks of the River Trent and excellent transport links include junctions 24 and 25 of the M1, Long Eaton station which is literally just a few minutes walk from the house, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

LIVING ROOM: 12' 0" x 20' 6" (3.66m x 6.26m) Open plan living, entrance from the hallway, Upvc double glazed window to the front, radiator, laminate flooring leading to kitchen/dining area.



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KITCHEN/DINER: 14' 7" x 16' 4" (4.46m x 5.00m) Double glazed Upvc window and French door to the rear, two Velux skylights, open plan fitted kitchen comprising over and under counter storage units, integrated dishwasher, oven and electric hob with extractor fan, sink with drainer and taps. Access to the utility and WC.

UTILITY ROOM: 2' 11" x 15' 3" (0.90m x 4.67m) Low level flush WC, sink with pedestal, counter worktop and space for a washing machine.

BEDROOM ONE: 13' 3" x 9' 10" (4.05m x 3.00m) Double glazed Upvc window to the rear, radiator and carpet.

BEDROOM TWO: 10' 4" x 9' 11" (3.15m x 3.03m) Double glazed Upvc window to the front, radiator and carpet.

BEDROOM THREE: 10' 0" x 6' 9" (3.06m x 2.07m) Double glazed Upvc window to the front, over stairs storage cupboard, radiator and carpet.

BATHROOM: 6' 1" x 6' 7" (1.87m x 2.01m) Double glazed Upvc window to the rear, fitted suite comprising panelled bath with electric shower over, low level flush WC and sink with storage unit. Radiator.

OUTSIDE: To the front of the property is a good sized driveway for multiple cars, access to the rear garden via the side alleyway. The rear enclosed garden is partly lawn and part patio and is generally low maintenance.

TENURE: Freehold.

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

