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2 bedroom semi-detached house for sale, Empress Road, Loughborough LE11 (650 G

Location **East Midlands, Nottinghamshire**
https://www.freeadsz.co.uk/x-164864-z

SHARED OWNERSHIP OPPORTUNITY! TWO DOUBLE BEDROOM SEMI DETACHED WITH TWO RECEPTION ROOMS. This period semi detached residence is offered on a shared ownership basis, giving the prospective purchaser a super opportunity to get on the property ladder. The property is located with ease of access to Loughborough town centre and A6, and benefits from UPVC double glazing and gas central heating. Comprises; two reception rooms, two double bedrooms, extended breakfast kitchen and bathroom. EPC Rating - F.EntranceUPVC double glazed entrance door with inset half moon opaque glass window through to reception room one/living room.Reception Room One/Living Room (3.48m x 3.48m (side of chimney breast not includin)Walk in UPVC double glazed bay window to the front elevation, radiator, wood strip flooring and feature open fireplace with raised brick hearth and inset grate. Coving to the ceiling and built in meter cupboard. Door accessing the inner lobby.Inner LobbyThis provides access to an understairs storage cupboard and open access through to reception room two/dining room.Reception Room Two/Dining Room (3.51m x 3.66m (to side of chimney breast) (11'6" x)UPVC double glazed window to the rear elevation, access with stairs to the first floor. Laminate flooring, radiator and a fireplace with raised brick and slab hearth with inset open fire and grate. Door to a further lobby area, with UPVC double glazed door accessing the rear courtyard and built in cloaks storage cupboard, open access to the breakfast kitchen.Breakfast Kitchen (5.03m x 1.98m (16'6" x 6'6"))This room has been extended and has a kitchen area with a single drainer stainless steel sink unit with chrome mixer tap, cupboards under. A range of fitted wall and base units with roll edge work surface. Gas and electric cooker point, plumbing for a washing machine and space for a tall standing fridge freezer. Open access to the breakfast area, which is currently used as an additional sitting room space, with UPVC double glazed window to the rear elevation.First FloorThe first floor landing gives way to two double bedrooms and the family bathroom, with radiator and loft access hatch.Bedroom One (3.48m x 3.28m (to front of wardrobe/cupboards) (11)UPVC double glazed window to the front elevation, wood strip flooring and a range of fitted wardrobes/cupboards, radiator.Bedroom Two (3.61m x 3.02m (to side of chimney breast) (11'10")UPVC double glazed window to the rear elevation, radiator and built in wardrobe/cupboard.BathroomFitted with a white three piece suite comprising; panelled bath with shower over, low flush WC and pedestal wash hand basin. Radiator and airing cupboard housing the combination Worcester gas boiler, with storage beneath. UPVC double glazed opaque window to the rear elevation.OutsideTo the front there is a brick wall boundary and gravelled foregarden, with a pathway leading to the entrance door and additional side access leading to the rear.Slabbed side courtyard and access to a slabbed low maintenance rear garden, with fenced and brick wall boundaries, steps leading to gated rear access which in turn offers access to the nearby local.

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