



## FEATURES

- Online auction date 29 & 30 July 2025
- Two bedroom semi-detached house
- Freehold
- Sold with vacant possession
- Rear garden with block paving and lawn
- Guide Price £125,000+
- Driveway providing off road parking
- Opportunity to add value
- Open-plan living and dining
- Close to local amenities

**Guide price: £125,000+**

## Two Bedroom Semi-Detached House

12 Sankey Drive  
Bulwell  
Nottingham  
NG6 7DT

### OVERVIEW

For sale by online auction, a two bedroom semi-detached house with accommodation arranged over ground and first floors.

There is a driveway providing off road parking to the right hand side of the property which also leads to the entrance of the house.

To the ground floor, the living room is to the left hand side of the entrance hall and the Kitchen is to the right hand side. There is a door from the kitchen on to a to a low-maintenance garden with block paving around the house and a lawned area beyond.

On the first floor, there are two equally sized bedrooms one to the front of the property and the other to the rear overlooking the garden. The bathroom is adjacent to the stairs.

Bulwell is situated to the north of Nottingham with good access into the city centre, while also having easy access to the M1 and the A610.

# Lot No. 4

Auction date 29 & 30 July 2025

### Floor Area

Ground Floor: 31.03 m<sup>2</sup> / 334 ft<sup>2</sup>  
First Floor: 31.19 m<sup>2</sup> / 336 ft<sup>2</sup>  
Total: 62.22 m<sup>2</sup> / 670 ft<sup>2</sup>

### Council Tax

Rated within council tax band A.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9354-3008-8203-5879-1200>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold with vacant possession.

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Guide Price

£125,000+

### Buyer's Premium

3% (min. £4,500) inc. VAT.

### Viewings

Please contact John Pye Property.  
property@johnpye.co.uk or 0115 9706060.

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