Robert Ellis

look no further...

Mill Road

Stapleford, Nottingham NG9 8GD

A TWO BEDROOM TWO RECEPTION ROOM SEMI DETACHED HOUSE.

£167,500 Freehold

A TURN OF THE 19TH/20TH CENTURY TWO BEDROOM SEMI DETACHED HOUSE.

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TWO BEDROOM TWO RECEPTION ROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises a front dining room, lounge, kitchen, utility space and ground floor WC. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing and enclosed garden space to the rear.

The property is situated within this popular residential location situated within walking distance of the shops and services in Stapleford town centre. For those needing to commute, there are good transport links nearby, such as the i4 bus service, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access nearby to a vast array of schooling for all ages and open space/countryside.

The property has a small fore garden and an enclosed garden to the rear.

We believe that the property would make an ideal first time buy, investment opportunity or starter home and highly recommend an internal viewing.

DINING ROOM
12'0" x 11'9" (3.66 x 3.60)
uPVC panel and double glazed front entrance door, double glazed window to the front, radiator, media points, wall light points, dado rail, decorative Adam-style fire surround with tiled hearth. Opening through to the inner lobby.

INNER LOBBY
Useful understairs storage cupboard, double glazed window to the side. Opening through to the living room.

STAIRCASE LOBBY
With door access from the living room, dado rail, coat pegs and staircase rising to the first floor.

LIVING ROOM
12'0" x 11'11" (3.67 x 3.64)
Double glazed window to the rear, radiator, dado rail, wall light points, feature Adam-style fire surround incorporating coal effect fire with tiled hearth. Door and staircase rising to the first floor. Further door to kitchen.

KITCHEN
10'5" x 7'1" (3.20 x 2.16)
Equipped with a matching range of Shaker style fitted base and wall storage cupboards with laminate roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, plumbing for washing machine, fitted counter level four ring hob with fitted oven beneath, tiled floor, meter box cupboard, double glazed window to the side with fitted roller blind, uPVC panel and double glazed exit door to outside. Opening through to the utility space.

UTILITY SPACE
5'6" x 4'2" (1.70 x 1.28)
Double glazed window to the side with fitted roller blind, radiator, tiled floor, wall mounted storage cupboard, tiled splashbacks, power, lighting, extractor fan, space for fridge/freezer. Door to WC.

WC
5'5" x 3'10" (1.66 x 1.18)
Two piece suite comprising push flush WC and wash hand basin, tiled splashbacks. Double glazed window to the rear, extractor fan, tiled floor.

FIRST FLOOR LANDING
Double glazed window to the side. Doors to both bedrooms and bathroom. Useful fitted overstairs storage cupboard.

BEDROOM ONE
11'9" x 11'9" (3.59 x 3.60)
Double glazed window to the front with fitted roller blind, radiator, two double matching fitted wardrobes with overhead storage cupboards.

BEDROOM TWO
8'8" x 8'6" (2.66 x 2.61)
Double glazed window to the rear, radiator. Storage cabinet.

BATHROOM
10'6" x 6'11" (3.22 x 2.12)
Modern three piece suite comprising panel bath with glass shower screen and Mira Go electric shower over, push flush WC and wash hand basin. Fully tiled walls, double glazed window to the rear with fitted roller blind, extractor fan, ladder towel radiator, boiler cupboard housing the gas fired central heating combination boiler.

OUTSIDE
To the front of the property there is wrought iron pedestrian entrance gate and pathway to front entrance door, decorative slate chippings, boundary wall and pedestrian access down the side of the property to the rear.

TO THE REAR
The rear garden is enclosed by timber fencing and a dwarf brick wall to the boundary line, incorporating a courtyard style patio area (ideal for entertaining) with outside water tap and external lighting point. This then open out to the rear part of the garden beyond a further paved patio onto a split lawn section with central pathway providing access to the foot of the plot. Within the garden there is a useful timber storage shed.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue along before taking a left hand turn before the New Manor chip shop onto Mill Road. Proceed down the road and the property can be found on the left hand side, identified by our For Sale board. Ref: 8111NH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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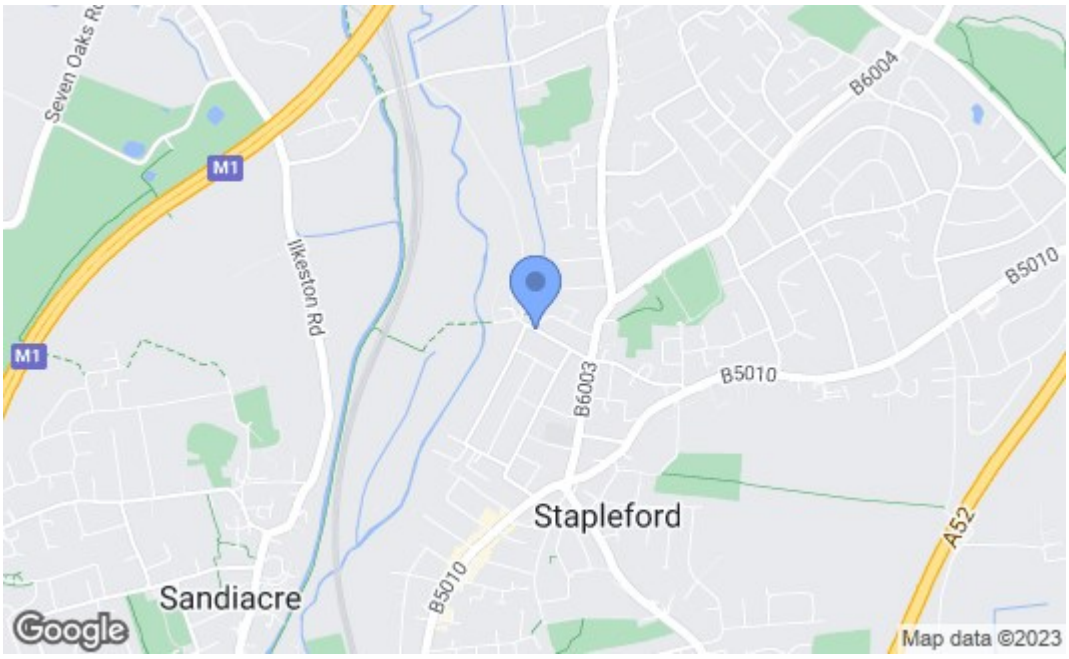

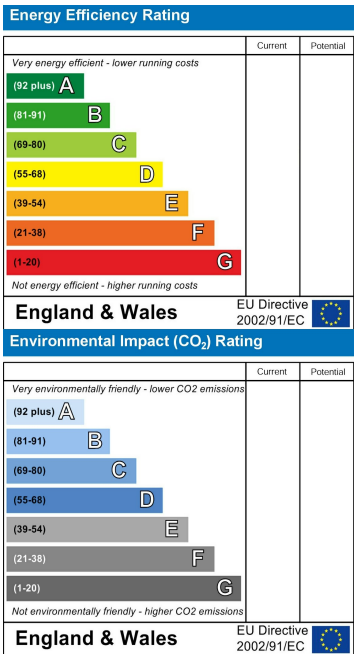

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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