Robert Ellis

look no further. . .

West Cross Avenue
Stapleford, Nottingham NG9 8DX

AN EXTENDED TWO DOUBLE BEDROOM
SEMI DETACHED HOUSE.

£215,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

AN EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE.

Tucked away in a small cul de sac, West Cross Avenue is just off West Avenue in this popular residential suburb of Stapleford. At the end of the cul de sac is pedestrian access to Hickings Lane recreation ground.

The property comes to the market with NO CHAIN and ready for immediate occupation. Benefits include double glazing and gas fired central heating served from a combination boiler. An extension provides for a semi open plan dining kitchen.

A driveway provides off-street parking and leads to a single garage and the rear garden is of a generous size with a covered patio and currently paved for ease of maintenance.

This property is ideal for young families and especially first time buyers. We strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Stairs to the first floor and doors to the lounge and dining kitchen.

CLOAKROOM/WC
Housing a low flush WC. Radiator, double glazed window.

LOUNGE
13'1" x 12'5" (3.99 x 3.79)
Radiator, double glazed bay window to the front.

OPEN PLAN DINING KITCHEN
19'1" x 10'2" increasing to 12'9" (5.84 x 3.10 increasing to 3.89)
The kitchen area comprises a fitted range of wall, base and drawer units with work surfacing and stainless steel sink unit with single drainer. Electric cooker point, plumbing for washing machine and appliance space. The dining area has table and chair space and wall mounted gas fire. There is an understairs store cupboard and walk-in pantry. Double glazed windows and door to the rear garden.

FIRST FLOOR LANDING
Doors to the bedrooms and bathroom. There is a hatch to a partially boarded loft which houses the gas combination boiler (for central heating and hot water).

BEDROOM ONE
11'3" x 11'1" (3.43 x 3.40)
Fitted wardrobes to one wall, radiator, double glazed window to the rear.

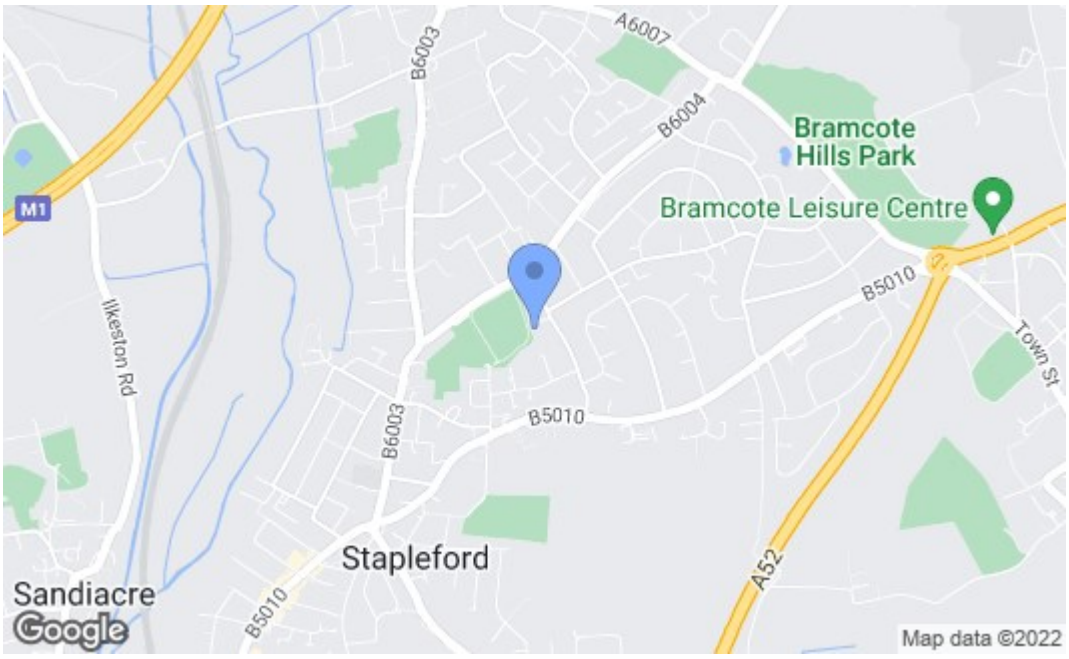
BEDROOM TWO
12'2" x 9'6" (3.72 x 2.92)
Fitted bedroom furniture including wardrobes and dressing table with drawers. Radiator, double glazed window to the front.

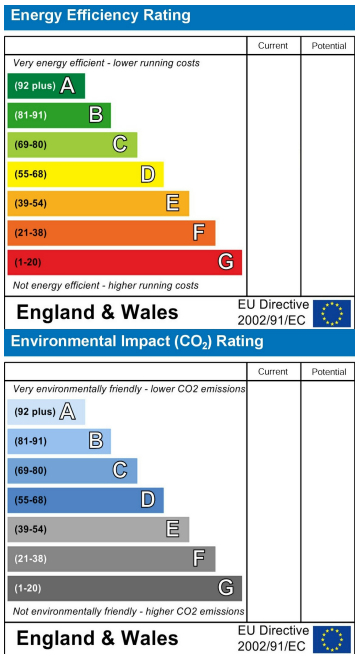
BATHROOM
Incorporating a three piece suite comprising wash hand basin, low flush WC and panel bath with mixer shower attachment over. Radiator, double glazed window.

OUTSIDE
The front garden has laid to artificial lawn for ease of maintenance with a driveway providing off-street parking with open boundary with its neighbouring property leading to a sectional concrete single garage. The rear garden is of a generous size, fenced and enclosed, patio area beyond the rear elevation with a cover over. The main garden is paved for ease of maintenance with two flower/shrub beds. At the foot of the plot there is a garden shed.

OUTSIDE
From our Stapleford branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take the right fork onto Hickings Lane. Turn first right onto West Avenue and right again onto West Cross Avenue where the property can be found on the left hand side.

Ref: 7672PS





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044