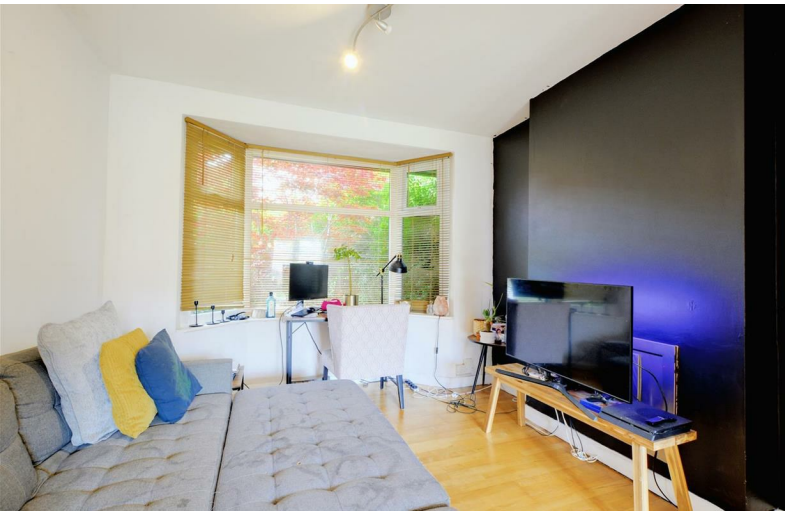
Robert Ellis

look no further. . .



Harriett Street
Stapleford, Nottingham NG9 8FG

A BAY FRONTED THREE BEDROOM END TERRACED HOUSE.

Offers Over £160,000 Freehold

0115 949 0044

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BAY FRONTED THREE BEDROOM END TERRACED HOUSE WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining area and kitchen. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

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

The property is located within walking distance of the shops and services in Stapleford town centre. There is also easy access to a vast array of good nearby schooling for all ages and for those needing to commute transport links such as the i4 bus service, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus are all situated just a short distance away.

We believe that the property will make an ideal first time buy or investment opportunity. We highly recommend an internal viewing.

ENTRANCE HALL
12'11" x 5'4" (3.96 x 1.63)
uPVC panel and double glazed front entrance door, staircase rising to the first floor with decorative open spindle balustrade and open top staircase, radiator, wooden flooring and telephone point. Decorative blockwork allowing natural light from the kitchen and opening door to the dining area.

LOUNGE
11'9" x 10'7" (3.60 x 3.24)
Double glazed bay window to the front with fitted blinds, matching wooden flooring, media points and radiator.

DINING AREA
10'11" x 10'0" (3.33 x 3.06)
Double glazed French doors opening out to the rear garden decking, vertical radiator, wooden flooring, useful double storage cupboard and opening through to the living room.

KITCHEN
15'0" x 5'2" (4.59 x 1.59)
Equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing with inset circular bowl sink unit with matching circular draining board and central mixer tap, fitted counter level four ring gas hob with extractor over and oven beneath. Plumbing for washing machine and integrate dishwasher space for fridge/freezer, tiled floor, tiled splashbacks, radiator, double glazed window to the side, wall mounted gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING
Decorative open spindle balustrade, exposed/varnished floorboards, doors to all bedrooms and bathroom, loft access point.

BEDROOM ONE
11'1" x 10'0" (3.39 x 3.07)
Double glazed window to the rear with fitted blinds, radiator, spotlights and exposed/varnished floorboards.

BEDROOM TWO
10'7" x 10'5" (3.24 x 3.18)
Double glazed window to the front with fitted roller blind, spotlights to the ceiling, radiator and exposed/varnished floorboards. Decorative exposed brick chimney breast with tile insert and hearth.

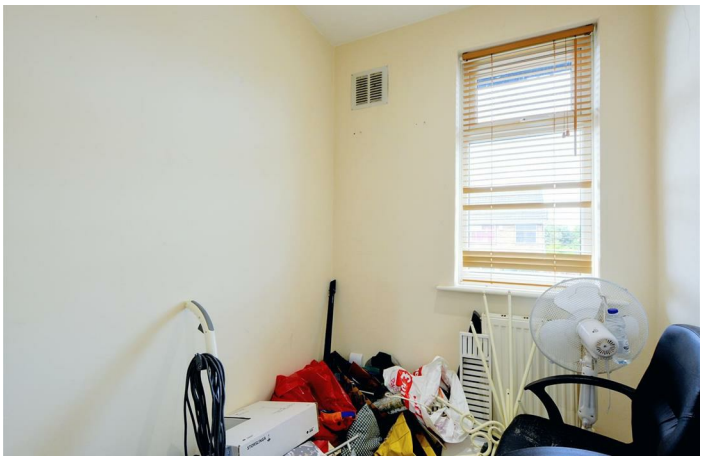
BEDROOM THREE
6'2" x 5'5" (1.88 x 1.66)
Double glazed window to the front with fitted blinds, radiator, exposed/varnished floorboards and spotlights.

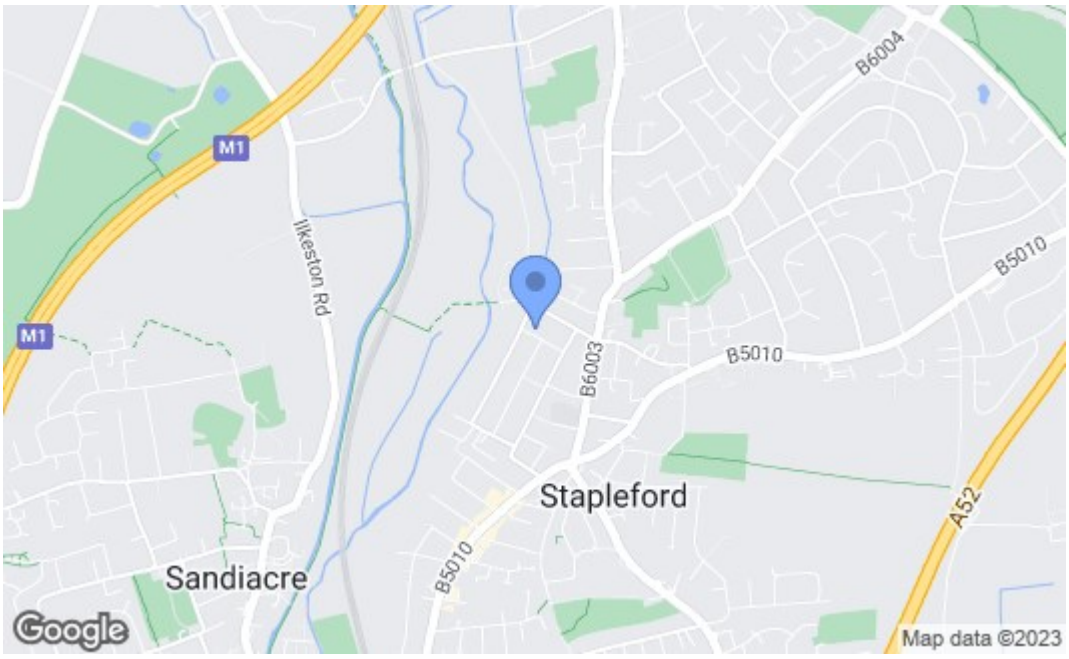
BATHROOM
7'4" x 6'11" (2.24 x 2.13)
Three piece suite comprising panel bath with glass shower screen and Triton electric shower, wash hand basin with mixer tap, and push flush WC. Two double glazed windows to the rear, partial wall tiling, tiled floor, chrome heated ladder towel radiator, spotlights and extractor fan.

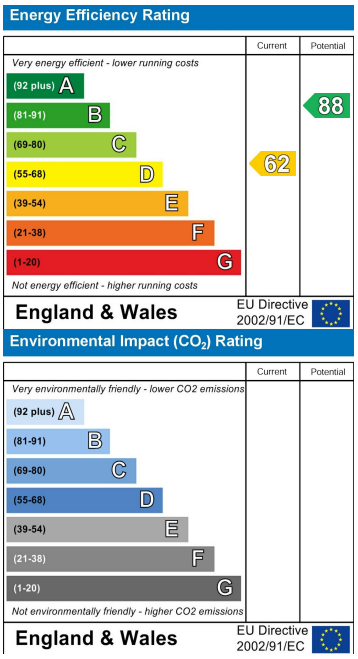
OUTSIDE
To the front of the property there is an enclosed front garden with hedgerow to the boundary line offering screening from the front, gate and pathway providing access to the front entrance door.

TO THE REAR
The rear garden is of a good overall proportion being enclosed by timber fencing to the boundary lines being predominantly lawned with decked entertaining space with decorative plum slate chippings and a timber summerhouse situated to the foot of the plot.

DIRECTIONAL NOTE
From out Stapleford Branch, proceed and turn immediately right onto Warren Avenue following the bend in the road around onto Frederick Road, take an eventual left hand turn onto Harriett Street where the property can then be found on the right hand side, identified by our For Sale board. Ref: 8006NH







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