Robert Ellis

look no further. . .

Sefton Avenue
Stapleford, Nottingham NG9 8EA

A TRADITIONAL BRIGHT & AIRY WELL PRESENTED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£225,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND CARED FOR BRIGHT AND AIRY BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Sitting on a generous overall plot with space to the front, access down the side, as well as a generous rear garden incorporating patio, lawn, edged borders and a detached garage with power and lighting.

The accommodation comprises an open porch linking through to a spacious entrance hallway, bay fronted living room, dining area and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, potential for off-street parking to the front (like the neighbouring property), as well as a generous rear garden incorporating patio, lawn and a detached garage with power and lighting.

The property is situated favourably within close proximity of day to day amenities, including two local convenience stores, as well as offering easy access to Aldi Supermarket. There is also easy access to a variety of nearby schooling for all ages, and for those needing to commute, great transport links are nearby, including local bus services, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property offers easy access to nearby open spaces, such as Hickings Lane Recreation Park which is currently undergoing a vast amount of improvement, as well as Ilkeston Road Recreation Ground with its own bike track, and Bramcote Hills Park.

We believe the property will make an ideal first time buy or young family home and therefore highly recommend an internal viewing.

OPEN PORCH
Decorative brickwork and archway of soldier bricks providing access to a tiled open porch and uPVC panel and double glazed Georgian-style entrance door to the hallway.

ENTRANCE HALL
12'7" x 5'8" (3.84 x 1.73)
Staircase rising to the first floor, coving, double glazed window to the side (with fitted Roman blinds), radiator, cloaks cupboard with shelving and hanging rail. Internal doors linking through to the living room, dining room and kitchen. Useful understairs storage pantry with shelving and lighting.

LIVING ROOM
13'3" into bay x 10'11" (4.05 into bay x 3.34)
Double glazed half bay window to the front, radiator, media points, coving, decorative Adam-style fire surround with contrasting tiled insert and hearth housing a coal effect electric fire, opening through to the dining room.

DINING ROOM
11'11" x 10'6" (3.64 x 3.22)
Double glazed French doors opening out to the rear garden, further double glazed windows surrounding the door, radiator, coving, original built-in storage cupboard, shelving, glass fronted display cabinet with stained glass panel, door leading back through to the hallway.

KITCHEN
14'5" x 6'5" (4.40 x 1.97)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble style roll top work surfaces and matching breakfast bar, radiator. Fitted one and a half bowl sink unit with draining board and central swan-neck mixer tap, decorative tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, in-built fridge and freezer, freestanding plumbing space for a washing machine and slimline dishwasher, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes), double glazed windows to both the side and rear (one with roller blind, one with traditional blind), uPVC panel and double glazed door access (with inset fitted blind) then leads out to the rear garden patio.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted Roman blinds), coving, loft access point to an insulated and lit loft space, doors to all bedrooms and bathroom.

BEDROOM ONE
11'10" x 9'11" (3.61 x 3.03)
Double glazed window to the rear overlooking the rear garden, radiator, range of fitted bedroom furniture including two full height wardrobes either side of the bed space with matching overhead storage cupboards and drawer unit with display shelving.

BEDROOM TWO
11'10" x 10'0" (3.62 x 3.07)
Double glazed window to the front, radiator.

BEDROOM THREE
8'9" x 6'7" (2.67 x 2.02)
Double glazed window to the front, radiator.

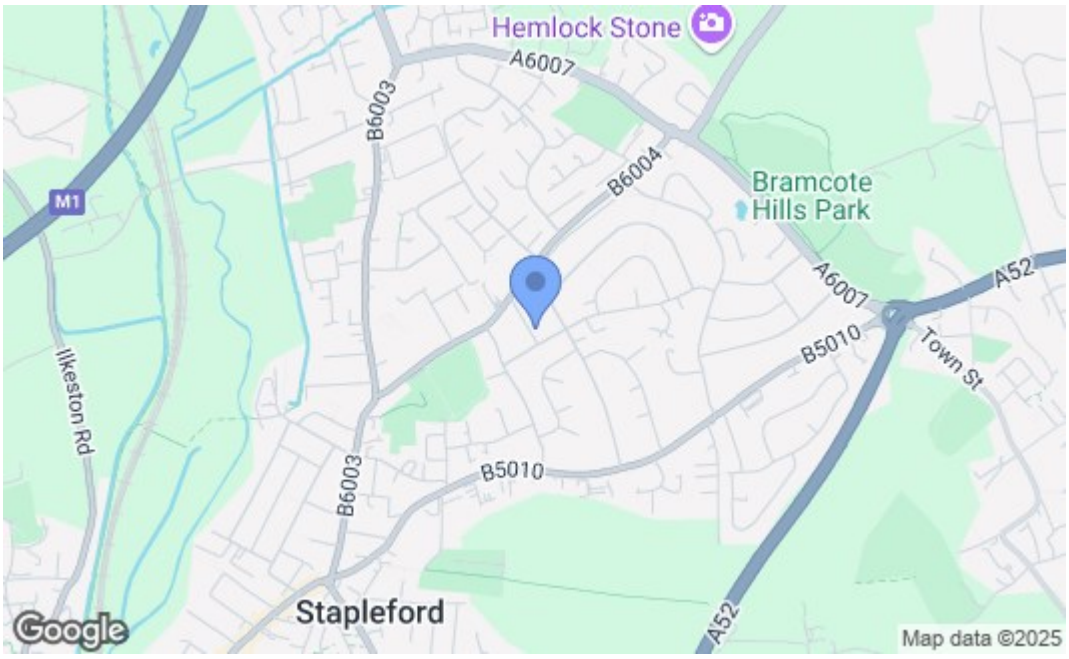
BATHROOM
6'6" x 5'7" (2.00 x 1.72)
Three piece suite comprising bath with Triton electric shower, wash hand basin and low flush WC. Tiling to the walls, double glazed window to the side (with fitted roller blind), radiator.

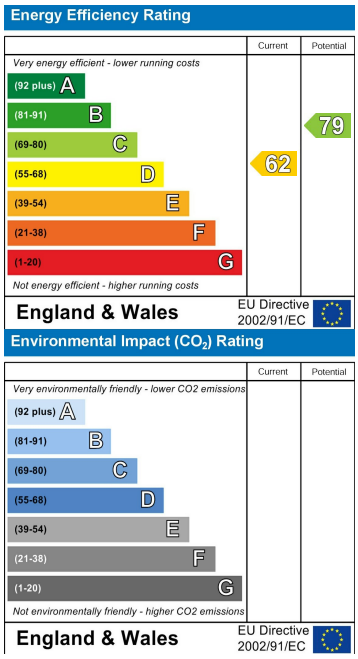
OUTSIDE
To the front of the property there is a lowered kerb entry point to shared wrought iron gates with the neighbouring property leading onto a gravel frontage which could easily be adapted for off-street parking (similar other properties on the street). The front garden has decorative coloured stone chippings and planted borders housing a variety of bushes and shrubbery. Access to the front entrance door. Access down the left hand side of the property through a pedestrian gate leading into the rear garden.

TO THE REAR
The rear garden is split into various sections with decorative stone chippings providing access to the detached garage, as well as the paved patio seating area which makes an ideal entertaining space with access also from the kitchen uPVC door. Beyond the patio, there is an extensive shaped and edged lawn with planted beds and borders housing a variety of specimen bushes, shrubs, trees and plants. Beyond the garage there is a pathway which then provides access to the foot of the plot. Within the garden there is an external water tap and lighting point.

DETACHED GARAGE
approx 8'2" x 16'4" (approx 2.5 x 5)
Pitched roof with double doors to the front having the benefit of power and lighting.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park, before taking the second right hand turn onto Sefton Avenue. The property can then be found on the left hand side, identified by our For Sale board.





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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