Robert Ellis

look no further. . .

Balfour Road
Stapleford, Nottingham NG9 7GA

A TWO BEDROOM SEMI DETACHED HOUSE

£155,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED SPACIOUS, TWO BEDROOM SEMI DETACHED HOUSE, SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising living room, dining room, kitchen and utility area to the ground floor. The first floor landing then provides access to two bedrooms and bathroom.

Other benefits to the property include gas fired central heating, double glazing and generous garden incorporating useful brick garden store.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre, an array of open spaces such as Queen Elizabeth Park and Archers field, as well as fantastic transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and highly encourage an internal viewing.

LOUNGE
12'8" x 12'3" (3.87 x 3.75)
UPVC panel and double glazed front entrance door, double glazed window to the front with fitted roller blinds, laminate flooring, radiator, media points and meter cupboard.

INNER LOBBY
Laminate flooring to match the living room, opening through to the dining room and useful understairs storage cupboard with shelving and lighting.

DINING ROOM
12'10" x 12'3" (3.93 x 3.75)
Laminate flooring to match the living room, double glazed windows to the side and rear, the side with fitted roller blind, radiator, turning staircase rising to the first floor, door to kitchen.

KITCHEN
8'9" x 6'10" (2.68 x 2.1)
The kitchen is equipped with a range of matching fitted base and wall storage cupboards with marble effect roll top work surfacing incorporating 1½ bowl sink unit, draining board and mixer tap and tiled splashbacks. Fitted counter top hob with extractor over and double oven beneath, plumbing for washing machine, double glazed window to the side, UPVC panel and double glazed exit door to garden and opening through to the utility area.

UTILITY AREA
5'7" x 2'7" (1.72 x 0.81)
Roll top counter space to match the kitchen, double glazed window to the side and space for full height fridge/freezer.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom.

BEDROOM 1
12'4" x 12'4" (3.77 x 3.77)
Double glazed window to the front and radiator.

BEDROOM 2
12'9" x 9'2" (3.89 x 2.8)
Double glazed window overlooking the rear garden, radiator and useful over the stairs storage cupboard which also provides access to the loft space.

BATHROOM
8'9" x 7'1" (2.69 x 2.16)
Modern three piece suite comprising 'P' shaped bath with waterfall style mixer tap, glass shower screen and dual head mains fed shower over, push-flush w.c. and wash hand basin with waterfall style mixer tap to match the bath. Fixed bathroom cabinet housing the gas fired central heating combination boiler, double glazed window to the side, heated chrome ladder towel radiator, ceiling mounted extractor fan, filed walls and mirror fronted bathroom cabinet.

OUTSIDE
The property is approached via the roadside providing access to the front entrance door and there is a pedestrian side access gate leading through to the rear garden. The rear garden benefits from a good size paved patio area, leading onto a lawn section with raised sleepers and stepping-stone access to a raised decked entertaining space. There is a good size timber storage shed and useful brick outbuilding. External power, lighting and water facilities.

DIRECTIONAL NOTE
From our Stapleford office, proceed in the direction of Sandiacre, taking an eventual left turn onto Halls Road. Proceed past the entrance to William Lilley School and take a right turn onto Balfour Road. The property can the be found on the left hand side, identified by our For Sale Board.

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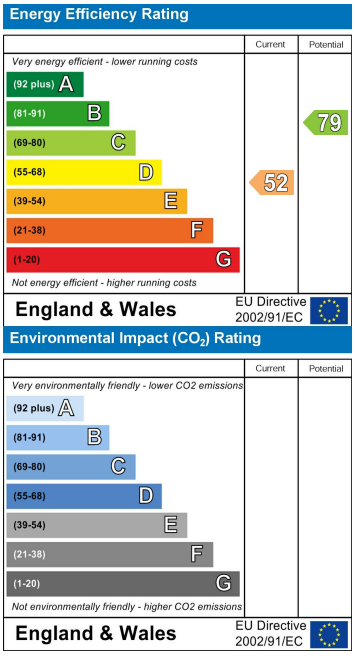

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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