Robert Ellis

look no further. . .

Eatons Road
Stapleford, Nottingham NG9 7EB

A THREE BEDROOM SEMI DETACHED HOUSE.

£180,000 Freehold

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Offered for sale for the first time in a generation is this three bedroom semi detached house.

This property is centrally heated from a combination boiler and double glazed throughout, and is competitively priced to reflect that the property requires some modernisation and refurbishment, therefore offering fantastic potential for the incoming buyer to make a great home.

Situated on a residential street, a stone's throw from the town centre of Stapleford where there is a good variety of shops and facilities, including schools for all ages within easy reach. A regular bus service linking Nottingham and Derby is nearby.

The property has the benefit of a single sectional concrete garage at the foot of the plot which is accessed from a shared drive and courtyard where there are other garages. There is a resident's parking scheme available (subject to a nominal charge).

The accommodation comprises entrance hall, lounge with glazed double doors leading to a separate dining room, and fitted kitchen. The first floor, the landing provides access to three well proportioned bedrooms and family bathroom. The property has front and rear gardens.

Offered for sale with NO CHAIN, viewing is recommended to appreciate the potential on offer.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor. Doors to lounge and kitchen.

LOUNGE
13'5" x 12'0" (4.10 x 3.67)
Radiator, double glazed window to the front, glazed double doors leading to the dining room.

DINING ROOM
11'2" x 9'4" (3.41 x 2.85)
Radiator, double glazed patio door to the rear.

KITCHEN
11'8" reducing to 7'4" x 8'3" (3.57 reducing to 2.24 x 2.53)
A range of base units with work surfacing and inset one and a half bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine, wall mounted gas combination boiler (for central heating and hot water). Radiator, walk-in pantry, double glazed window and door to the rear.

FIRST FLOOR LANDING
Double glazed windows, doors to bedrooms and bathroom.

BEDROOM ONE
11'3" x 10'9" (3.44 x 3.30)
Radiator, double glazed window to the front.

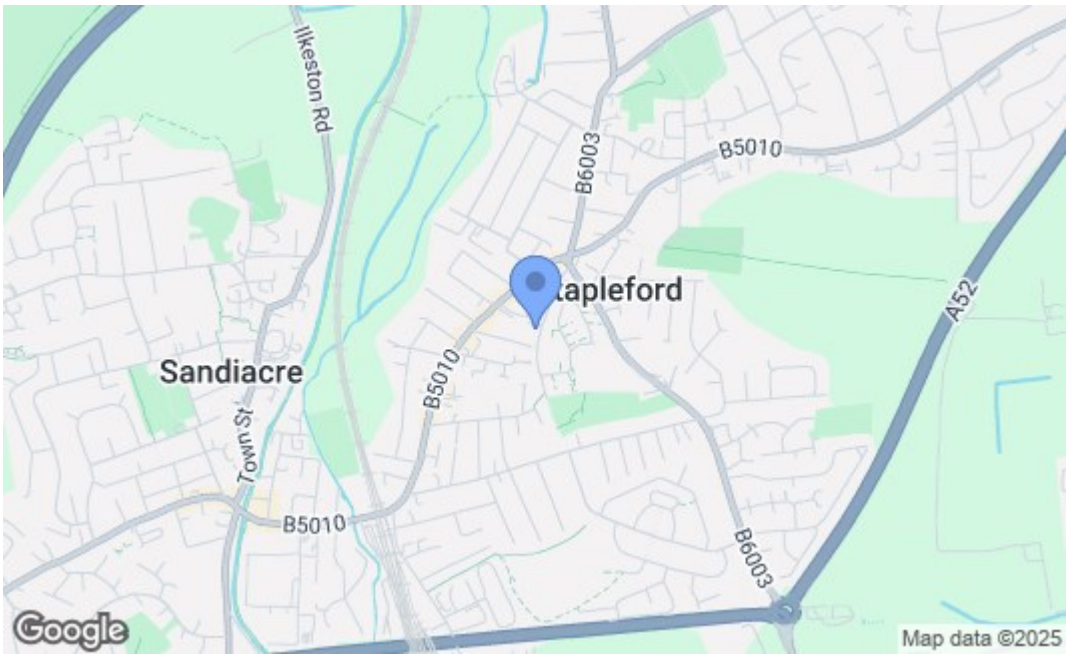
BEDROOM TWO
11'3" x 10'9" (3.45 x 3.3)
Radiator, double glazed window to the rear.

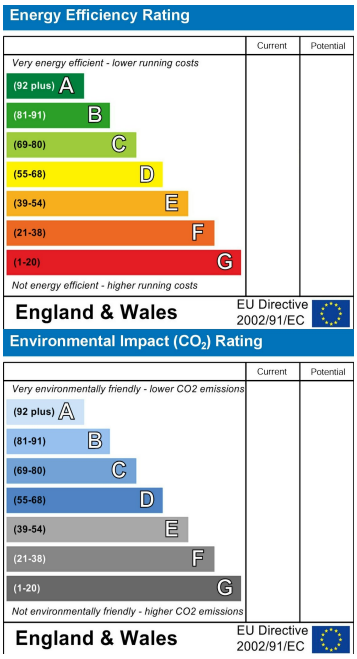
BEDROOM THREE
6'11" x 6'11" (2.13 x 2.12)
Radiator, double glazed window to the front.

BATHROOM
Three piece suite comprising wash hand basin, low flush WC, bath with mixer shower attachment. Linen cupboard, double glazed window.

OUTSIDE
To the front, the garden is enclosed with a dwarf garden wall and hedging. There is gated pedestrian access at the side of the house leading to the rear garden which is over two levels with paved areas, gravel beds and a variety of evergreen shrubs and other plants. A pathway leads to the foot of the garden where there is a pedestrian door leading to the single garage.

GARAGE
The garage is accessed via a shared driveway to the side of the property where there is a courtyard and a block of garages. The garage is of concrete sectional construction.





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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