Robert Ellis

look no further. . .

A TWO BEDROOM EXTENDED, END TERRACED HOUSE

Lawrence Street
Stapleford, Nottingham NG9 7FU

£165,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A QUERKY, EXTENDED AND CHARMING TWO DOUBLE BEDROOM END TERRACED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Formerly the old shop, the property has since been converted into a lovely characterful residential dwelling with accommodation over two floors and comprises front lounge, understairs cloaks/w.c., dining room, garden room and kitchen to the ground floor. The first floor landing provides access to two double bedrooms and a three piece bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing and generous and enclosed part walled in garden.

The property itself sits favourably within close proximity of excellent shops and services within Stapleford town centre and there is easy access to nearby 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.

There is also easy access, on foot, to popular nearby schooling such as William Lilley, Fairfield and George Spencer Academy Trust.

A further benefit to the property can be found in the rear garden, with a generous, part walled in enclosed garden space with far reaching views over the roof tops of Stapleford.

We believe the property would make an ideal first time buy and highly recommend an internal viewing.

LIVING ROOM
11'10" x 11'6" (3.61 x 3.53)
Feature double size, double glazed window to the front with fitted blinds, panel and stained glass front entrance door, wooden flooring to match the dining room, meter cupboard, media points, decorative ceiling rose and feature chimney breast fireplace incorporating tiled insert.

INNER LOBBY
3'5" x 2'5" (1.05 x 0.75)
Doors to both reception rooms and useful understairs w.c. Wooden flooring to match the dining room.

CLOAKS/W.C.
White two piece suite comprising push-flush w.c. and wash hand basin with mixer tap and tiled splashbacks.

DINING ROOM
11'10" x 11'9" (3.61 x 3.6)
Double glazed French doors opening out to the garden room extension, radiator, doors back to the inner lobby and door and staircase rising to the first floor, media points, spotlights, decorative feature fire surround incorporating tiled insert and open hearth, wooden flooring and door to kitchen.

GARDEN ROOM
8'3" x 6'0" (2.54 x 1.85)
Range of fitted storage cupboards and wall units, with roll top work surface space and space for under-counter tumble dryer. Radiator, UPVC double glazed window and door leading out to the rear garden, glass roof, wall light points, tiled flooring and double glazed French doors providing access back into the dining room.

KITCHEN
8'7" x 8'6" (2.64 x 2.6)
Equipped with a contrasting range of base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks. Fixed and fitted 'Range' cooker with five ring gas top burners and large oven beneath with air vent and lighting above, plumbing for washing machine and space for under-counter fridge and freezer, wall mounted display cabinets and glass fronted crockery cupboards, double glazed windows overlooking the rear garden, plinth lighting, wall mounted gas fired central heating combination boiler and radiator.

FIRST FLOOR LANDING
Doors to both bedrooms, bathroom and loft access point.

BEDROOM 1
12'2" x 12'0" (3.73 x 3.66)
Double glazed window to the front, decorative ornate fireplace and radiator.

BEDROOM 2
12'0" x 7'11" (3.67 x 2.42)
Double glazed window to the rear, decorative ornate fireplace and radiator.

BATHROOM
8'6" x 6'9" (2.6 x 2.08)
Modern white three piece suite comprising tiled in bath with mixer tap and mains fed shower over, wash hand basin with waterfall style mixer tap, decorative tiled splashbacks and push-flush w.c. Wall tiling, radiator and extractor fan.

OUTSIDE
The front of the property sits parallel to the pavement, with pedestrian access leading down the side of the neighbouring property with right of access into the rear garden. The rear garden is enclosed, being part walled with timber fencing, incorporating a good size entertaining decking area leading onto a shaped lawn section with planted borders. To the rear of the plot there is a useful timber storage shed and additional seating area. There are external lighting points, power sockets and water tap.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill passing the entrance to Fairfield School and take a right turn onto Brookhill Street. Descend the hill and take an eventual right turn onto the one-way system of Lawrence Street and the property can be found on the left hand side, identified by our For Sale Board.

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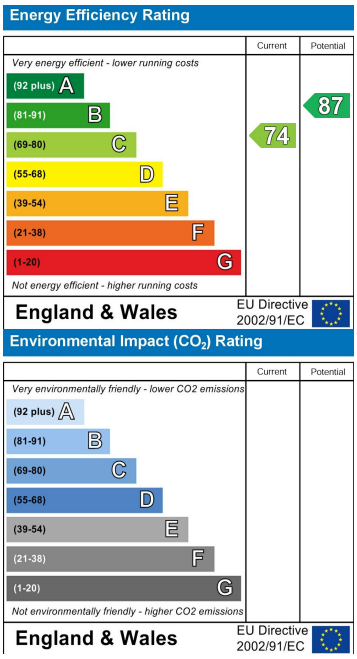

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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