Robert Ellis

look no further. . .

Sefton Avenue
Stapleford, Nottingham NG9 8EA

A TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£245,000 Freehold

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS TRADITIONAL BAY FRONTED (EXTENDED TO THE GROUND FLOOR) THREE BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UWPARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance porch leading through to an entrance hallway with useful understairs storage space and cloaks cupboard, bay fronted living room, full width dining room and kitchen. The first floor landing then provides access to three bedrooms and a three piece shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and a generous rear garden.

In need of some general modernisation and improvement, the property is positioned with good access to nearby schooling for all ages, as well as Hickings Lane Medical Centre within walking distance.

From the property, there is great access to outdoor green space, such as Hicking Lane Recreation Ground and the newly installed football centre, as well as Ilkeston Road Recreation Ground incorporating its own bike track, and Bramcote Hills Park.

There are good transport links to and from the surrounding area nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE PORCH
uPVC panel and double glazed front entrance door set within a decorative archway and further panel and glazed door leading through to the entrance hall.

ENTRANCE HALL
12'7" x 5'8" (3.85 x 1.73)
Double glazed window to the side, radiator, staircase rising to the first floor, cloaks cupboard with electricity meter and coat pegs with shelving, useful understairs storage space with double glazed window to the side, shelving, lighting, original tiled floor and gas meter. Doors lead through to both ground floor reception rooms.

LIVING ROOM
11'2" x 11'0" (3.42 x 3.36)
Double glazed bay window to the front, radiator, media points, wall light points, central chimney breast incorporating an Adam-style fire surround with marble-style insert and hearth housing a coal effect fire. Panel and glazed doors then lead through to the dining room.

DINING ROOM
17'8" x 11'3" (5.39 x 3.45)
Double glazed windows to the side and rear, radiator, wall light points, central chimney breast incorporating an Adam-style fire surround with marble-style insert and hearth housing a coal effect fire. Panel and glazed door to the kitchen.

KITCHEN
10'8" x 9'4" (3.26 x 2.87)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble-style square edge work surfacing incorporating porcelain one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, integrated fridge/freezer and dishwasher, tiled floor, radiator, double glazed window to the rear overlooking the rear garden, uPVC panel and double glazed door to outside.

FIRST FLOOR LANDING
Double glazed window to the side, loft access point. Doors to all bedrooms and shower room.

BEDROOM ONE
12'8" x 11'9" (3.87 x 3.59)
Double glazed window to the rear overlooking the rear garden, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), fitted storage cupboards with shelving.

BEDROOM TWO
11'9" x 10'1" (3.59 x 3.08)
Double glazed window to the front, radiator.

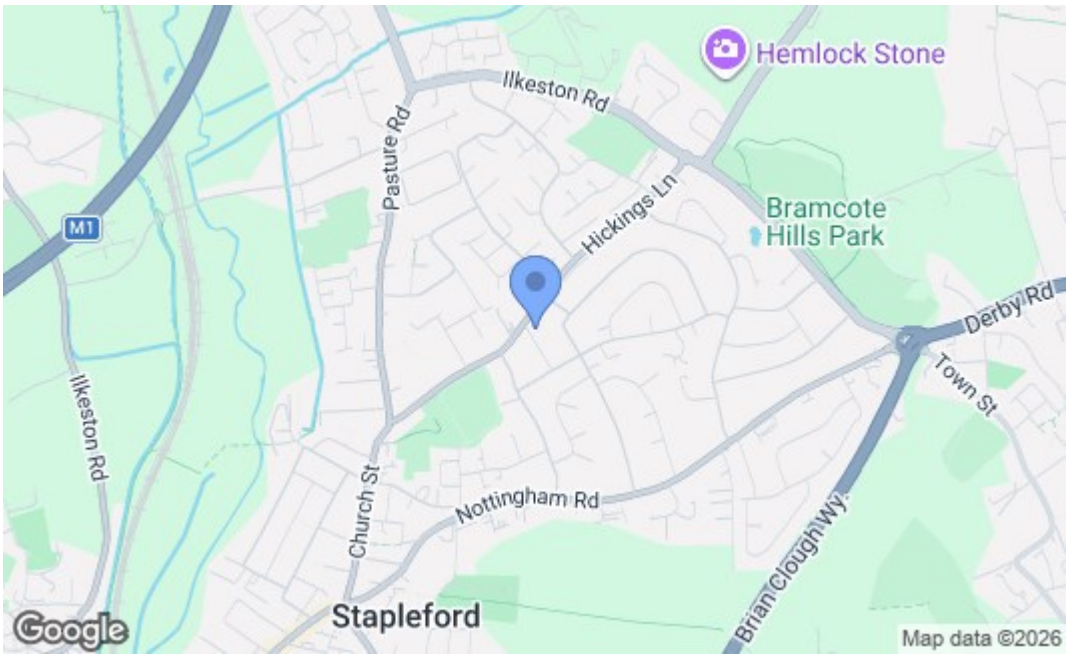
BEDROOM THREE
8'2" x 6'7" (2.51 x 2.02)
Double glazed window to the front, radiator.

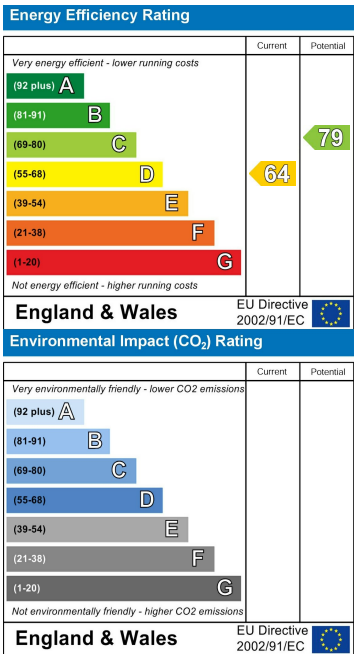
SHOWER ROOM
5'9" x 4'11" (1.76 x 1.50)
Relatively modern white three piece suite comprising enclosed shower cubicle with glass screen and sliding doors with decorative boarding and mains shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Tiling to the walls, tile effect flooring, extractor fan, chrome ladder towel radiator, double glazed window to the side.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a gated driveway providing off-street parking which continues down the left hand side of the property through double gates to the rear garden. The front is designed for straightforward maintenance being predominantly slabbed and enclosed by dwarf timber fencing to the boundary lines.

TO THE REAR
The rear garden is of a good overall size, ideal for pets and families. Timber fencing with concrete posts and gravel boards to the boundary lines. There is a slab base, ideal for a shed, greenhouse or garage. The garden is split into various sections with planted beds, rockery and borders housing a variety of bushes, shrubs, trees and plants. Two separate lawn areas are split by a central pathway which provides access to the foot of the plot and a timber storage shed can be found.

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 take the second right onto Sefton Avenue. The property can be found immediately 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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