



Midland Avenue
Stapleford, Nottingham NG9 7BT

A TRADITIONAL BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE.

Guide Price £155,000 Freehold



A traditional bay fronted three bedroom semi detached house.

Immediate vacant possession, double glazed and centrally heated (not tested). The property requires modernisation and improvement, and offers fantastic potential to make into a long term family home or buy to let opportunity.

Situated in an established residential suburb ideally placed for both families and commuters alike. There are well regarded schools for all ages within walking distance, as is the local town of Stapleford with various shops and amenities. The A52 is a short drive away which connects Nottingham and Derby, as well as Junction 25 of the M1 motorway. The park and ride for the Nottingham tram is also located within easy reach.

Externally, there is a driveway leading to an attached brick built garage and the rear gardens are of a generous size and compliment the property.



For Sale By Public Auction

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions' Buyers Terms.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneer's fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions' home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

ENTRANCE PORCH

Double glazed window and front entrance door with further door leading to hallway.

HALLWAY

Radiator, stairs to the first floor.

LOUNGE

12'10" x 11'10" (3.93 x 3.61)

Radiator, double glazed bay window to the front.

DINING ROOM

12'0" x 11'7" (3.67 x 3.54)

Radiator, double glazed window to the rear.

KITCHEN

11'2" x 5'6" (3.41 x 1.70)

Wall and base cupboards with work surfacing and inset stainless steel sink unit with single drainer. Plumbing for washing machine, double glazed window and door to the side elevation.

FIRST FLOOR LANDING

Double glazed window, doors to bedrooms, bathroom and separate WC.

BEDROOM ONE

13'5" x 11'9" (4.10 x 3.59)

Radiator, double glazed bay window to the front.

BEDROOM TWO

12'0" x 10'7" (3.66 x 3.24)

Radiator, double glazed window to the rear.

BEDROOM THREE

6'7" x 6'4" (2.03 x 1.94)

Radiator, double glazed window to the front.

BATHROOM

Incorporating a two piece suite comprising wash hand basin and bath tub with electric shower over. Window.

SEPARATE WC

Housing a low flush WC. Double glazed window.

OUTSIDE

Fenced in front garden with wrought iron gates leading to driveway which in turn leads to the attached brick built garage. To the rear the garden is hedged, fenced and enclosed.

GARAGE

16'0" x 7'10" (4.90 x 2.40)

Inspection pit, up and over door to the front, door to lean-to porch.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Just after the Midland Hotel and immediately before the bridge, turn left onto Bessell Lane. Turn first left onto Midland Avenue and continue to the top of the street where the property can be found on the left hand side.

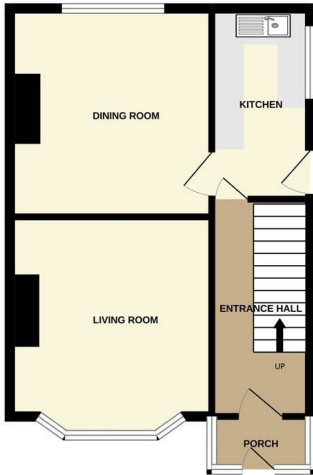
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Click on link to Register

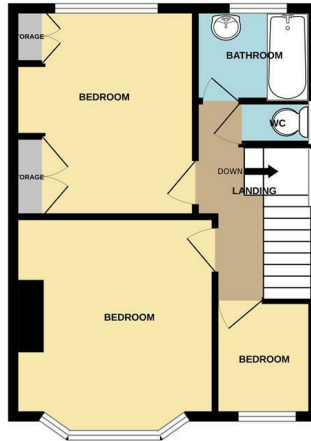
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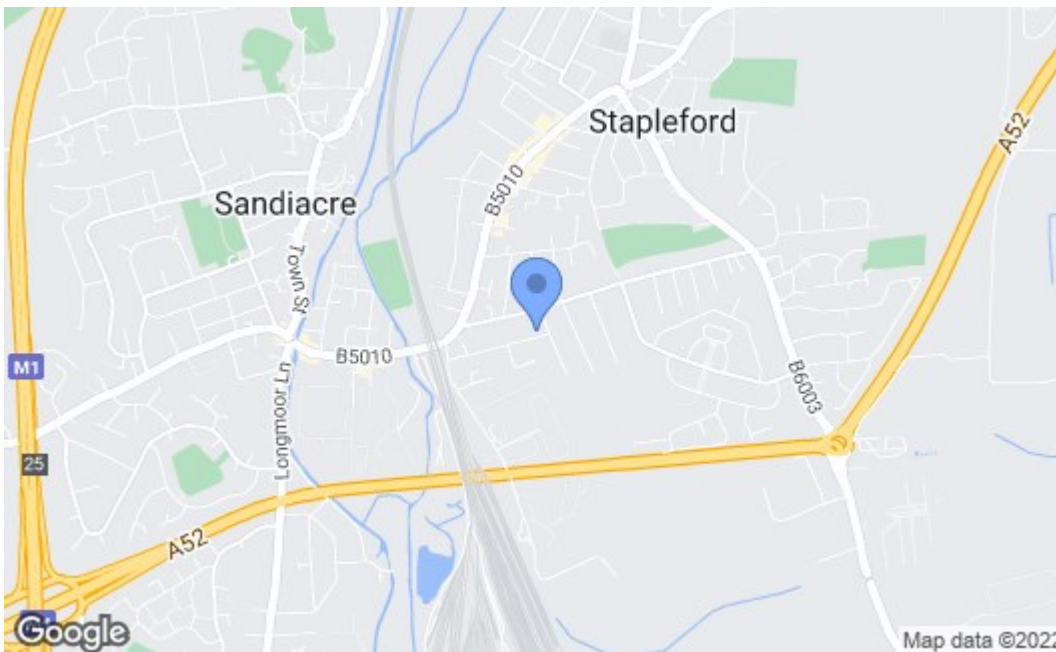
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.