Robert Ellis

look no further. . .

Park Street
Stapleford, Nottingham NG9 8EU

A TWO BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£179,995 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL PERIOD BOX BAY FRONTED TWO BEDROOM TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

This Victorian terraced property offers a balanced mix of period features combined with modern and contemporary living. There is an original beautifully presented fireplace in the living room which also boasts original coving to the ceiling. There is then a separate dining room which opens through to a modern and contemporary fitted kitchen with built-in appliances including induction hob, electric oven and fridge/freezer. Beyond the kitchen is a useful utility room with plumbing space for a washing machine. The first floor landing provides access to two good sized double bedrooms and generous family bathroom suite with an airing/boiler cupboard.

The overall ground floor accommodation of the property comprises entrance porch to the front with decorative exposed brickwork, spacious bright and airy living room with two double glazed windows to the front, inner lobby, dining room, kitchen and utility room.

The property is centrally heated from a condensing boiler with a water cylinder and is double glazed throughout.

A further feature to the property is the larger than expected garden to the rear, which has been attractively landscaped with high quality artificial lawn and a raised paved terraced area at the foot of the garden offering a Mediterranean feel and a great place to unwind and entertain.

This property is conveniently situated just a stone's throw away from the shops, services and amenities in Stapleford town centre, as well as regular public transport links such as the i4 bus service, as well as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus which is situated a short distance away.

We believe the property will make an ideal and fantastic first home and we would highly recommend an internal viewing.

ENTRANCE PORCH
Feature exposed brickwork and decorative archway and vaulted ceiling, uPVC panel and double glazed entrance door, tiled floor and further panel and glazed internal door to the living room.

LIVING ROOM
13'6" x 13'1" (4.14 x 4.00)
Original fireplace with tiled inserts and hearth with wood surround and display mantelpiece over, radiator, coving to the ceiling, two double glazed windows to the front (with individually fitted blinds), laminate flooring, meter cupboard box, radiator, original coving, media points. Door to inner lobby.

INNER LOBBY
Laminate flooring (matching the living room), door to useful understairs storage cupboard with shelving and opening through to the dining room.

DINING ROOM
12'11" x 11'2" (3.94 x 3.41)
Door with staircase rising to the first floor, radiator, double glazed window to the rear (with fitted blinds), laminate flooring (matching the living room), central chimney breast with tiled hearth incorporating space for a freestanding fire, opening through to the kitchen.

KITCHEN
9'11" x 6'10" (3.04 x 2.09)
Equipped with a range of modern fully fitted wall, base and drawer units with contrasting square edge work surfacing and inset stainless steel sink unit with swan-neck style mixer tap and draining board. Built-in electric oven, feature four ring induction hob with concealed extractor hood over and glass splashback, integrated fridge/freezer, double glazed window to the side (with fitted blinds), laminate flooring, spotlights, panel and glazed door to utility room.

UTILITY ROOM
Worktop space and plumbing underneath for washing machine and further kitchen appliance, double glazed window to the rear overlooking the rear garden, radiator, uPVC panel and double glazed exit door to outside.

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

BEDROOM ONE
13'0" x 10'11" (3.98 x 3.35)
Two double glazed windows to the front (both with fitted blinds), radiator, central chimney breast with two freestanding double wardrobes either side which could be included with the sale (if required).

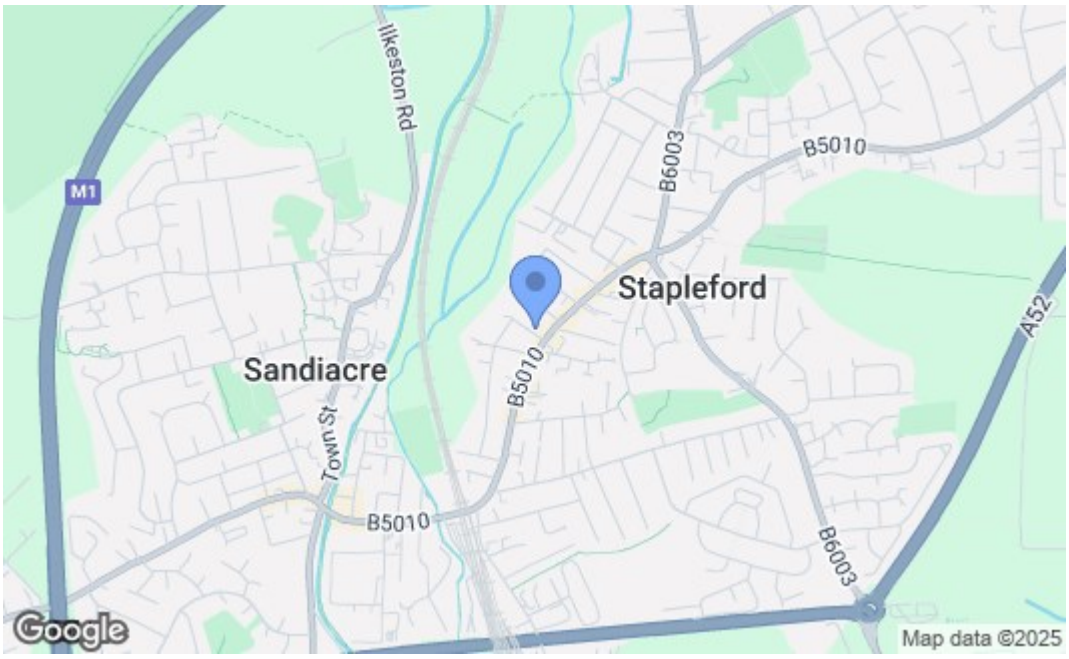
BEDROOM TWO
11'5" x 10'1" (3.48 x 3.08)
Double glazed window to the rear (with fitted blinds), radiator, decorative fire surround, useful over the stairs storage cupboard with shelving.

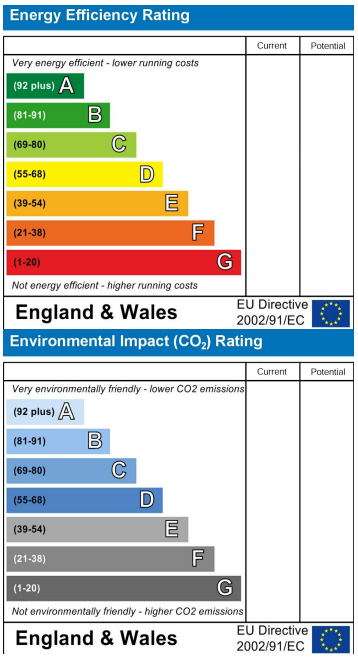
BATHROOM
9'11" x 6'9" (3.03 x 2.08)
Three piece suite comprising panel bath with Triton electric shower over, push flush WC, wash hand basin with tiled splashbacks. Radiator, panelling to one wall, partial wall tiling, double glazed window to the rear (with fitted roller blind), airing cupboard housing both the gas central heating boiler and water tanks.

OUTSIDE
To the front of the property there is a small walled-in paved fore-garden with dwarf wall and decorative coping stone.

TO THE REAR
The rear garden is enclosed by both a brick wall and timber fencing to the boundary line with a garden offering a paved courtyard style side garden with external water tap and lighting point which then leads onto the main part of the garden which offers high quality artificial lawn with decorative gravel stone either side leading to the foot of the plot where there is a patio seating area enclosed by a brick wall making an ideal entertaining space. Gated access over the neighbouring property for bin removal and side access to the front.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual right hand turn as you approach the Sainsbury's convenience store onto Park Street. The property can then be found on the right 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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