Robert Ellis

look no further. . .

Midland Avenue
Stapleford, Nottingham NG9 7BT

A TRADITIONAL EXTENDED SEMI DETACHED HOUSE.

£220,000 Freehold

Offering good size family accommodation which is particularly spacious to the ground floor, comprising entrance porch, hallway, generous "L" shaped lounge/diner and fitted kitchen. There is a large conservatory with cloaks/WC. To the first floor, the landing provides access to three bedrooms and bathroom/WC with shower.

There is a driveway providing ample off-street parking and good sized mature rear gardens.

Conveniently situated within walking distance of local schools and is close to Stapleford town centre.

Centrally heated and majority double glazed, offered for sale with NO CHAIN. Whilst some improvement is required, this will make a great long term family home.

ENTRANCE PORCH
Single glazed window and door with further door leading to hallway.

HALLWAY
Original tiled chequerboard-style floor, stairs to the first floor.

OPEN PLAN LOUNGE/DINER
18'9" reducing to 12'11" x 14'11" reducing to 7'6" (5.74 reducing to 3.95 x 4.55 reducing to 2.29)
A spacious room with radiator, flame effect gas fire, double glazed square bay window to the front and single glazed window to the side.

LOBBY
Accessed from the hallway with store cupboard and archway to kitchen.

KITCHEN
12'11" x 7'0" (3.94 x 2.14)
Incorporating a fitted range of wall, base and drawer units, roll edge work surfaces and inset one and a half bowl sink unit with single drainer. Built-in gas oven and hob with extractor hood over. Plumbing for washing machine. Double glazed window. Door to conservatory.

CONSERVATORY
17'1" x 9'10" overall (5.21 x 3.01 overall)
Double glazed windows with door to rear garden and door to WC.

WC
Incorporating a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

FIRST FLOOR LANDING
Radiator and single glazed window.

BEDROOM ONE
11'5" x 11'7" (3.48 x 3.54)
Fitted wardrobes, radiator, double glazed window to the front.

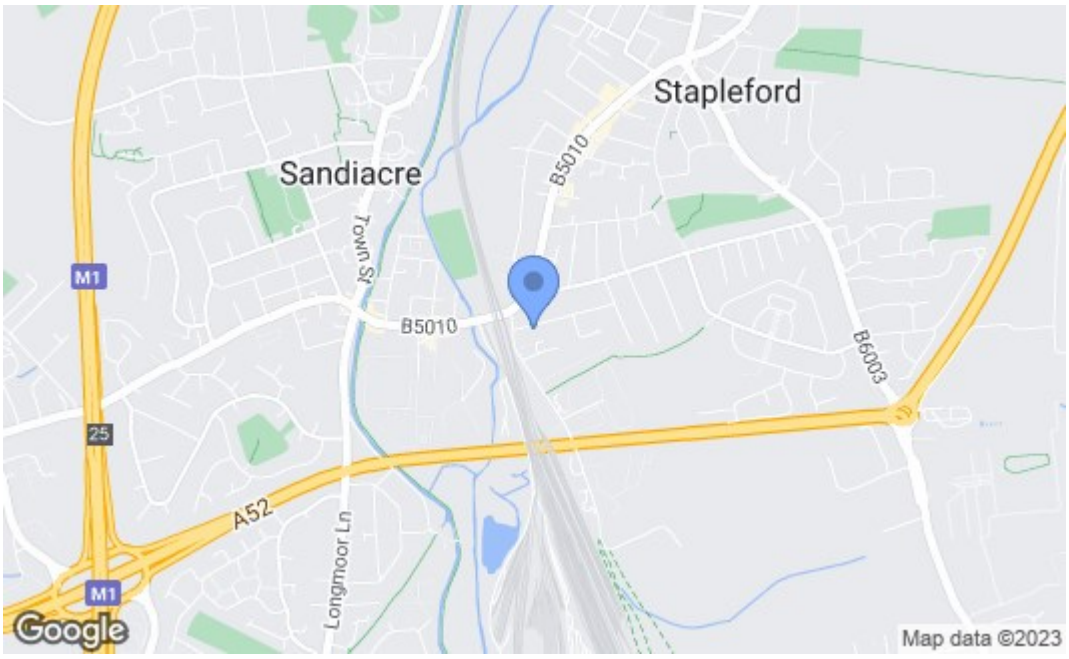
BEDROOM TWO
13'0" x 8'3" (3.97 x 2.53)
Wardrobe, radiator, double glazed window to the rear. Airing cupboard with hot water cylinder and gas boiler (for central heating and hot water).

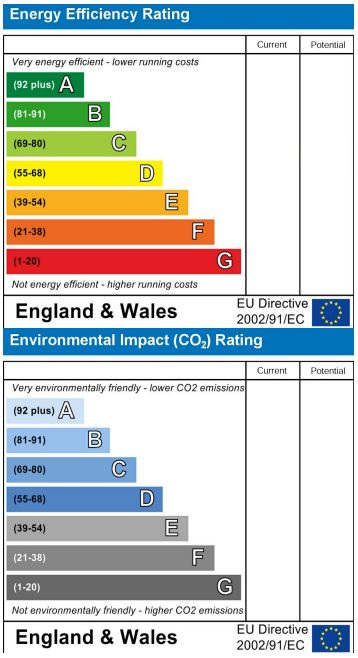
BEDROOM THREE
8'4" x 7'0" (2.56 x 2.14)
Radiator, double glazed window to the front.

FAMILY BATHROOM
Incorporating a five piece suite comprising wash hand basin, low flush WC, bidet, bath and shower cubicle with electric shower. Tiling to walls, radiator, double glazed window.

OUTSIDE
To the front is a walled-in garden which is gravelled. A driveway provides ample off-street parking and runs along the side of the property. The rear garden is a generous size and enclosed with lawn, mature trees and shrubs, greenhouse and garden shed.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Shortly before the bridge, turn left onto Bessell Lane, turning first left onto Midland Avenue. The property can be found on the right hand side.
Ref: 7972PS





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044