Robert Ellis

look no further. . .

Mill Road
Stapleford, Nottingham NG9 8GD

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

£165,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED MID 1930'S COTTAGE-STYLE MID TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE, BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.

With traditional accommodation over two floors, the ground floor comprises entrance hallway with staircase rising to the first floor, bright and airy lounge, and full width breakfast kitchen. The first floor landing provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, and an enclosed garden to the rear.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to open countryside located at the end of Mill Road. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/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 and we would therefore highly recommend an internal viewing.

ENTRANCE HALL
3'5" x 3'4" (1.05 x 1.03)
uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, high quality laminate flooring. Door to lounge.

LOUNGE
12'9" x 10'10" (3.90 x 3.32)
Double glazed window to the front (with fitted blinds), radiator, media point, high quality laminate flooring. Useful understairs storage closet and fixed shelving in the archway alcove. Door to kitchen.

KITCHEN
14'0" x 9'10" (4.28 x 3.02)
Equipped with a matching range of Shaker-style fitted base and wall storage cupboards and drawers with square edge butcher's block-style work surfaces, incorporating porcelain single sink and draining board with central swan-neck mixer tap. Decorative/contrasting tile splashbacks. Included within the sale are the washing machine and gas cooker, as well as there being space for a freestanding full height fridge/freezer. Double glazed window to the rear, uPVC panel and double glazed exit door to the garden, electrical meter cupboard, wall mounted Baxi gas fired combination boiler for central heating and hot water purposes. Ample space for dining table and chairs, radiator, high quality laminate flooring.

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

BEDROOM ONE
14'0" max x 11'10" (4.29 max x 3.62)
Double glazed window to the front (with fitted blinds), radiator, exposed/varnished floorboards.

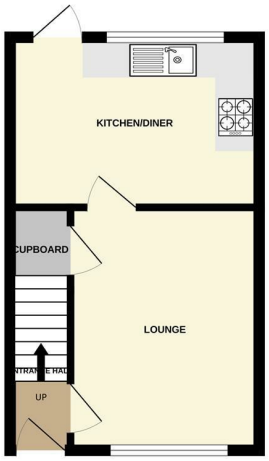
BEDROOM TWO
11'3" x 7'8" (3.43 x 2.35)
Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator.

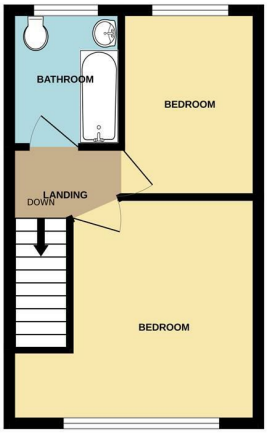
BATHROOM
7'9" x 5'10" (2.37 x 1.78)
Three piece suite comprising panel bath with glass shower screen and mains shower over, wash hand basin, push flush WC. Decorative wall tiles, spotlights, radiator, bathroom cabinet, double glazed window to the rear (with fitted blinds).

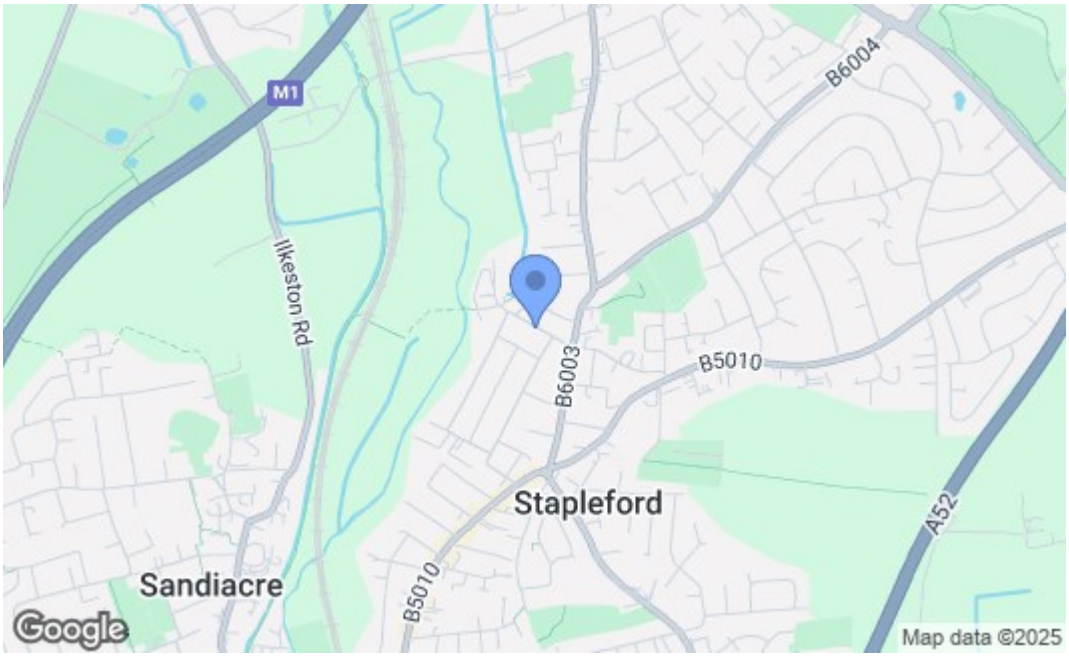
OUTSIDE
To the front of the property there is an enclosed front garden with entrance gate and pathway providing access to the front entrance door. Purpose-built bin store and front decorative stone chippings and hedgerow to the boundary line.

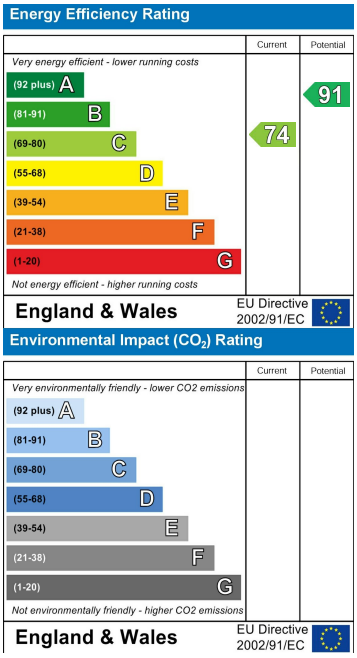
TO THE REAR
The rear garden is of a good overall proportion being enclosed with a paved patio seating area (ideal for entertaining), leading onto "L" shaped gravel stone pathway providing access to the foot of the plot, also doubling up as an extended patio area to the rear. Within the garden, there is a brick store, rear garden shed, shaped and planted flower borders housing a variety of bushes and shrubbery. A rear access gate leads back to the front, as well as an external lighting point and water tap.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue past the entrance to St Helen's Church and take a left hand turn onto Mill Road. 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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