Robert Ellis

look no further. . .

Midland Avenue
Stapleford, Nottingham NG9 7BT

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

£240,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

Robert Ellis are delighted to bring to the market with NO UPWARD CHAIN this well presented bay fronted three bedroom semi detached house situated in this popular and established residential location.

With accommodation over two floors comprising entrance hallway, bay fronted living room and open plan dining kitchen to the ground floor. First floor landing then provides access to three bedrooms and a bathroom suite.

Other benefits of the property include gas fired central heating from a combination boiler, double glazing, off-street parking and generous rear garden.

The property sits favourably within this popular and residential location within easy reach of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre, nearby open space of Archers Field and Queen Elizabeth Park, and for those needing to commute there are good road and network links via the A52 to Nottingham/Derby, the M1 Junction 25 motorway and the Nottingham Electric Tram Terminus situated at Bardills roundabout.

We believe that the property will make an ideal first buyer/young family home. Internal viewing highly recommended.

ENTRANCE HALL
12'5" x 5'9" (3.79 x 1.76)
Composite and double glazed front entrance door, telephone point, radiator, stairs rising to the first floor, laminate flooring and doors to living room and dining kitchen.

LIVING ROOM
13'0" x 11'11" (3.97 x 3.64)
Double glazed bay window to the front with fitted blinds, feature fire surround incorporating pebble-effect fire, media points, wall light points and radiator.

DINING KITCHEN
18'0" x 12'3" (5.49 x 3.74)
The kitchen area comprises a matching range of fitted base and wall storage cupboards, roll top work surfaces including single sink and drainage board with central mixer tap, fitted four ring gas hob with double oven beneath and extractor fan over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, double glazed window to the side with fitted blinds, useful understairs storage pantry which also houses the gas fired central heating Baxi boiler for central heating and hot water purposes, laminate flooring and opening through to the dining space which offers ample space for dining table and chairs, wall light points, matching laminate flooring, radiator and double glazed French doors opening out to the rear deck space with full height double glazed windows to either side of the doors.

FIRST FLOOR LANDING
Double glazed window to the side with fitted blinds, doors to all bedrooms and bathroom.

BEDROOM ONE
13'2" x 10'10" (4.03 x 3.32)
Double glazed bay window to the front with fitted blinds and radiator.

BEDROOM TWO
11'10" x 9'11" (3.61 x 3.04)
Double glazed window to the rear with fitted blinds and radiator.

BEDROOM THREE
8'5" x 6'5" (2.58 x 1.97)
Double glazed window to the front with fitted blinds, radiator and fitted over the stairs cabin bed with double storage cupboard, access ladder, double under-bed wardrobe and desk area.

BATHROOM
7'11" x 6'9" (2.42 x 2.08)
A modern white three piece suite comprising "P" shaped panel bath with waterfall style mixer tap, mains fed shower over a curved glass shower screen, wash hand basin with waterfall style mixer tap, tile splashback and push-flush WC. Double glazed windows to the side and rear both with fitted blinds, wall mounted mirror-fronted bathroom cabinet, spotlights, chrome heated ladder towel radiator, blockwork window and loft access point.

OUTSIDE
To the front of the property the garden is screened by hedgerow to the boundary line, steps then lead up to the front entrance composite door. Block paved forecourt providing off-street parking, gated access leading through to the rear.

REAR GARDEN
The rear garden is enclosed by timber fencing to the boundary line incorporating a good size decked entertaining space which then leads onto a generous lawn section with raised and planted flowerbeds housing a variety of bushes and shrubbery, space for a timber storage shed, brick outside garden store, gated access leading back around to the front.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School before taking a right hand turn onto Brookhill Street. Descend the hill before taking an eventual left hand turn onto Birley Street. Take the first right onto Midland Avenue, the property can then be found on the right hand side, identified by our For Sale board. Ref. 7487NH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, emission 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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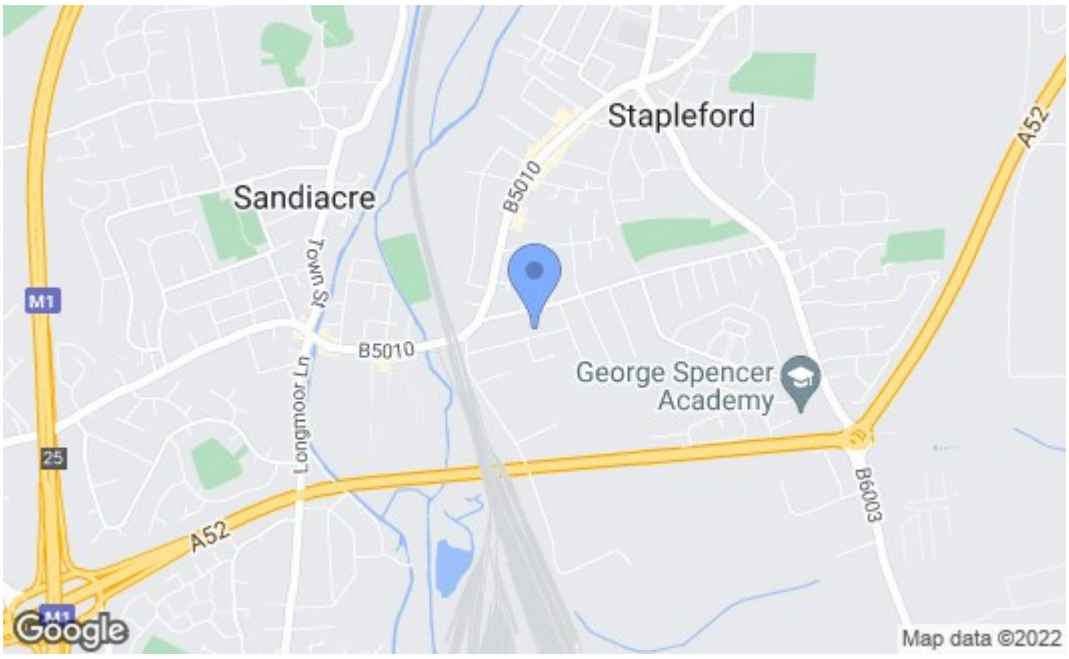

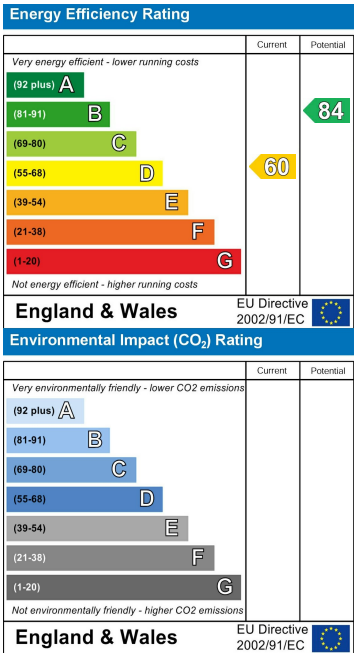

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30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044