



**Brookhill Street**  
**Stapleford, Nottingham NG9 7GN**

A DOUBLE HEIGHT BAY FRONTED,  
TRADITIONAL, THREE BEDROOM SEMI  
DETACHED HOUSE

**£210,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A TRADITIONAL, DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE, POSITIONED IN THIS WELL REGARDED AND POPULAR RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance lobby leading through to entrance hall, open plan through lounge/diner and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a three piece bathroom.

Externally, there is a gated driveway leading down the side of the property with gardens to both the front and rear and there is gas central heating and double glazing.

Although requiring a degree of cosmetic upgrading and modernisation, the property sits favourably within close proximity 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 and a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing.



### ENTRANCE PORCH

Double entrance doors with curved glass windows to either side and further panel and glazed entrance door to:

### ENTRANCE HALL

5'7" x 5'6" (1.71 x 1.68)

Staircase rising to the first floor, radiator, telephone point, doors to through lounge and kitchen and useful understairs storage pantry with shelving and also housing the electricity meter.

### LIVING ROOM

11'9" x 10'0" (3.59 x 3.07)

Double glazed window overlooking the rear garden, radiator, media points, coving, Adam style fire surround incorporating coal effect fire with marble insert and hearth, also housing the back boiler for central heating.

### DINING AREA

12'2" x 10'1" (3.73 x 3.09)

Double glazed bay window to the front with stained glass top lights, radiator, coving and decorative arched window looking through to the hallway. Opening through to the living space.

### KITCHEN

8'6" x 7'6" (2.6 x 2.3)

Equipped with a range of matching fitted base and wall storage cupboards with roll top work surfacing incorporating single sink unit and drainer with central mixer tap. Integrated microwave and dishwasher, space for free-standing cooker and plumbing for washing machine, corner display shelving, glass fronted crockery cupboards, partial wall tiling, double glazed window to the side with fitted roller blind and panel and glazed door to:

### REAR LOBBY

UPVC panel and double glazed exit door to the garden, further window to the side (not double glazed,) door to:

### BRICK BUILT UTILITY AREA

Power and space for the fridge/freezer.

### FIRST FLOOR LANDING

Double glazed window to the side, mini coving, doors to

all bedrooms, bathroom and loft access to an insulated loft space.

### BEDROOM 1

12'4" x 10'0" (3.78 x 3.05)

Double glazed bay window to the front with stained glass top lights, radiator and coving. Fitted his and hers wardrobes with central vanity dressing area and drawers.

### BEDROOM 2

11'5" x 9'10" (3.49 x 3)

Double glazed window to the rear, radiator, airing cupboard housing hot and cold water tanks with shelving, fitted double wardrobe, desk/dressing area and overhead storage cupboards.

### BEDROOM 3

8'0" x 7'5" (2.46 x 2.28)

Double glazed window to the rear and radiator.

### BATHROOM

6'7" x 5'10" (2.01 x 1.79)

Three piece suite comprising bath with shower over, wash hand basin and low flush w.c. with partially tiled walls, double glazed window to the front with roller blind, radiator and wall mounted mirror fronted bathroom cabinet.

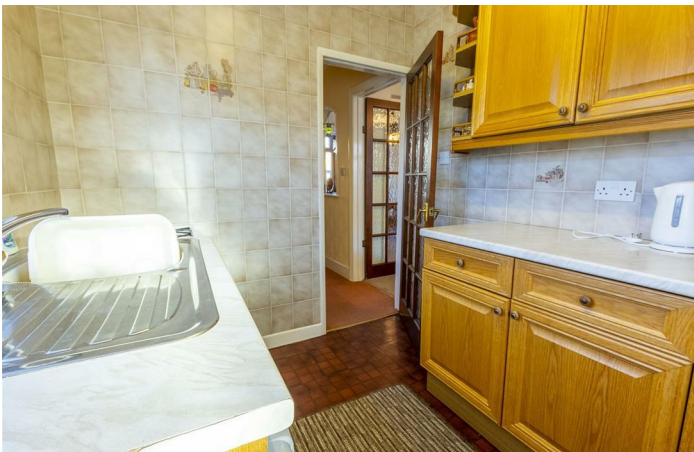
### OUTSIDE

To the front of the property is a gated driveway providing off-street parking with an array of planted flower borders and rockery. Open access then leads down to the rear garden which comprises a paved patio area, leading onto a planted flower bed and situated to the foot of the plot is a pitched roof timber garden shed.

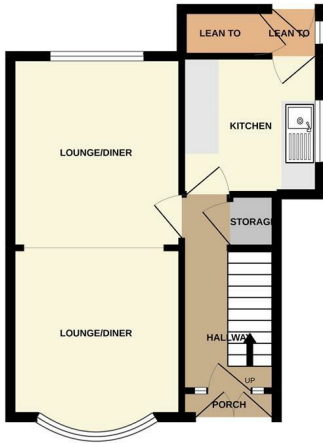
### DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill passing the entrance to Fairfield School and take a right turn onto Brookhill Street. The property can then be found on the left hand side, identified by our For Sale Board.

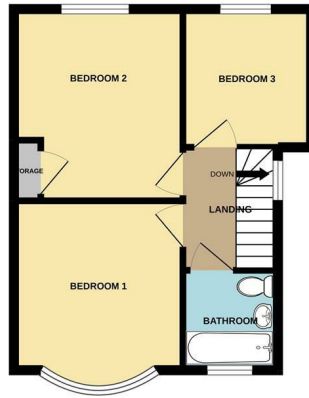
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GROUND FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein 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			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.