Robert Ellis

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Alexandra Street
Stapleford, Nottingham NG9 7ED

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

Offers Over £165,000 Freehold

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

Robert Ellis are pleased to bring to the market this three bedroom semi detached house positioned in this no-through road location within walking distance of Stapleford town centre.

Being brought to the market with the benefit of NO UPWARD CHAIN, the property also benefits from gas fired central heating from combination boiler, double glazing and generous outside garden space.

The accommodation comprises front living room, middle lobby with staircase rising to the first floor and breakfast kitchen to the ground floor. The first floor landing then provides access to two bedrooms and the bathroom and a further staircase then rises to the top floor third bedroom.

As previously mentioned, the property is positioned within walking distance of the shops and services within Stapleford town centre. There is also easy access to an array of nearby schooling for all age such as William Lilley, Fairfield and George Spencer Academy Trust. For those needing to commute, there is also good road transport networks nearby such as the A52 for Nottingham/Derby, the i4 bus link, Nottingham Electric Tram terminus situated at Bardills roundabout and J25 of the M1 motorway.

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

LOUNGE
12'7" x 11'6" (3.84 x 3.53)
uPVC panel and double glazed front entrance door, double glazed window to the front, media points, wall light points, decorative central chimneybreast and fireplace with tiled sides and hearth, wooden flooring, radiator, coving and door to inner lobby.

INNER LOBBY
Staircase rising to the first floor matching to the living room flooring, wall mounted shoe box and door to breakfast kitchen.

BREAKFAST KITCHEN
12'6" x 12'5" (3.83 x 3.80)
The kitchen comprises a matching range of fitted base and wall storage cupboards with rolled top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap, Rangemaster cooker with five ring gas burner, warming plate, double oven, grille and warming drawer with matching extractor canopy over, tiled splashbacks, plumbing for under-counter washing machine and dishwasher, space of fridge/freezer and tumble dryer if required, useful understairs pantry with shelving, radiator, double glazed window to the rear with fitted roller blind, boiler cupboard housing the Baxi gas fired central heating combination boiler (for central heating and hot water purposes), coving and uPVC panel and double glazed exit door to garden.

FIRST FLOOR LANDING
Doors to two of the three bedrooms, bathroom, radiator and door with turning staircase rising to the top floor.

BEDROOM ONE
12'6" x 11'7" (3.83 x 3.55)
Double glazed window to the front, radiator, laminate flooring, wall light points, coving, media points and useful over the stairs storage cupboard.

BEDROOM THREE
9'4" x 6'8" (2.87 x 2.05)
Double glazed window to the rear, radiator, coving, telephone point and laminate flooring.

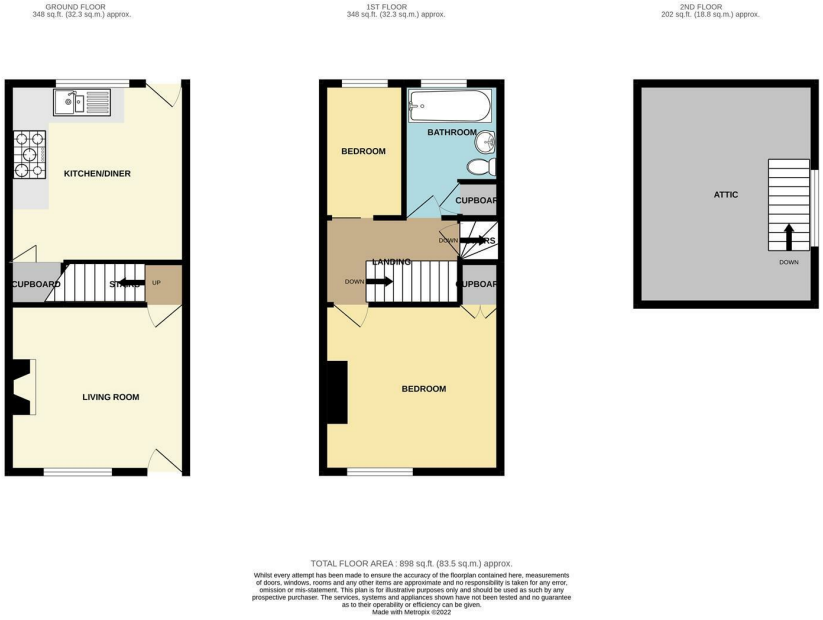
BATHROOM
9'3" x 5'5" (2.82 x 1.66)
Three piece suite comprising panel bath with central mixer tap and handheld shower attachment with additional electric shower over and glass shower screen, wash hand basin and push flush WC. Double glazed window to the rear, ladder towel radiator, fully tiled walls, wall mounted mirror fronted bathroom cabinet and useful storage cupboard with shelving.

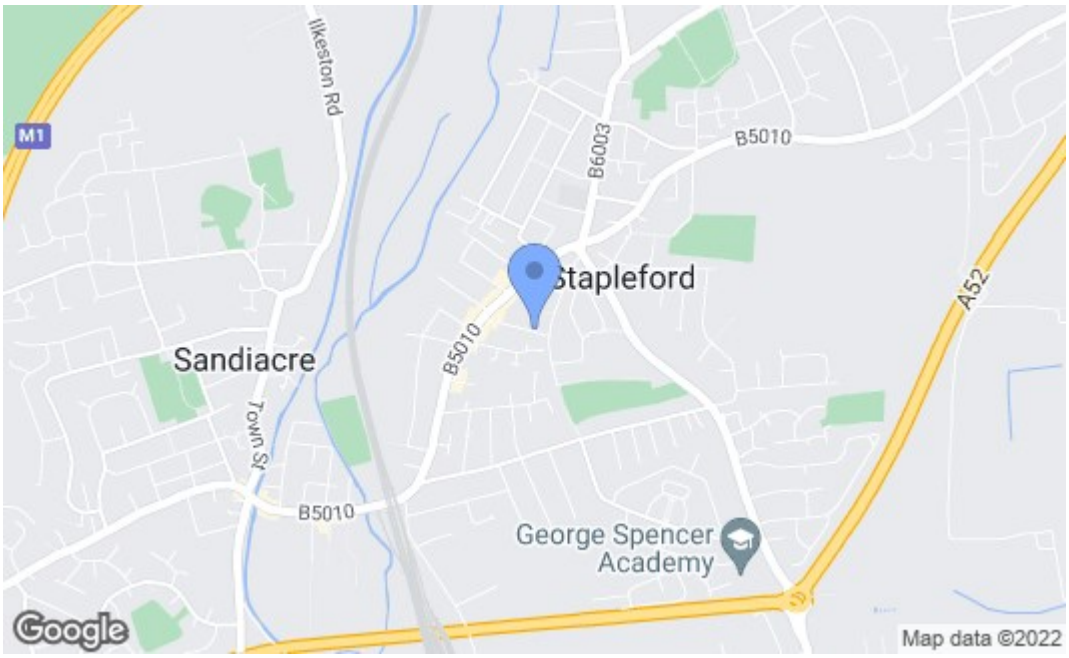
TOP FLOOR BEDROOM
Double glazed window to the side, vaulted and panelled ceiling, fitted double wardrobe, ample power points and radiator.

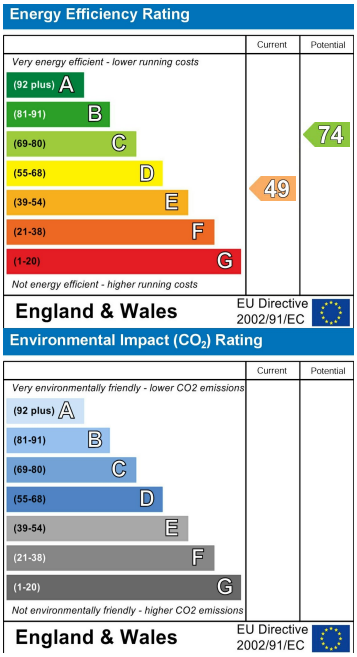
OUTSIDE
To the front of the property is a garden with painted white boundary wall and pedestrian gate providing access to the front entrance door.

REAR GARDEN
A generous size enclosed garden with timber fencing with concrete posts and gravel boards predominantly to the boundary lines, a good size paved patio area ideal for entertaining leading onto decorative gravel and chipped bark borders. There is a cobbled pathway which then provides access to the rear part of the garden where a timber storage shed and greenhouse can be found. Another benefit to the garden area is a good sized brick garden store with front entrance door and two windows to the side.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, taking an eventual left hand turn just after the Wetherspoons Public House onto Alexandra Street, proceed towards the end of the road and the property can be found on the left hand side identified by our For Sale board. Ref. 7512NH.







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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