Robert Ellis

look no further. . .

Ryecroft Street
Stapleford, Nottingham NG9 8AX

A THREE BEDROOM MID TERRACED HOUSE.

Guide Price £165,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS THREE BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, kitchen/diner, rear lobby and ground floor WC. The first floor landing then provides access to the three bedrooms and a three piece bathroom suite.

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

The property sits favourably in close proximity of excellent nearby schooling for all ages. There is also easy access to the shops and services within Stapleford town centre, as well as a vast array of transport links nearby, including a local i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
5'9" x 3'10" (1.77 x 1.17)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, door to lounge.

LOUNGE
13'6" x 13'3" (4.12 x 4.05)
Double glazed window to the front, radiator, laminate flooring, media points, door to kitchen.

KITCHEN/DINER
16'8" x 8'10" (5.10 x 2.71)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level single sink and draining board with tiled splashbacks. Space for cooker, plumbing for washing machine, in-built wine rack, useful understairs storage pantry, double glazed window to the rear, space for dining table and chairs, tiled floor, radiator, wall mounted gas fired central heating boiler, further space for full height fridge/freezer, panel and glazed door to the lobby.

GROUND FLOOR LOBBY
3'8" x 3'1" (1.14 x 0.96)
Panel and glazed door to outside and matching to the kitchen tiled floor. Latched door to ground floor WC.

GROUND FLOOR WC
4'5" x 2'7" (1.35 x 0.80)
Comprising a high flush WC and radiator.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, loft access point.

BEDROOM ONE
12'4" x 8'5" (3.76 x 2.58)
Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, laminate flooring.

BEDROOM TWO
10'9" x 8'9" (3.28 x 2.69)
Double glazed window to the front, radiator, laminate flooring and useful storage cupboard with shelving.

BEDROOM THREE
9'1" x 7'8" (2.78 x 2.35)
Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, fixed shelving and wall mounted cabinets and storage cupboards.

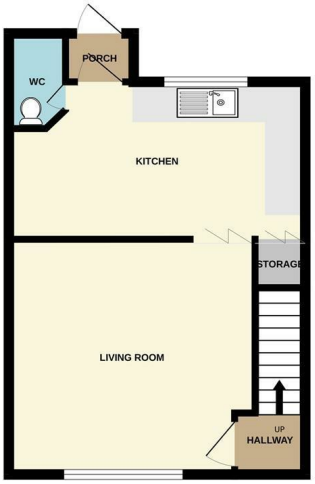
BATHROOM
6'7" x 6'2" (2.01 x 1.89)
Three piece suite comprising panel bath with Triton electric shower over, low flush WC and wash hand basin. Partial wall tiling, double glazed window to the front (with fitted roller blind), laminate flooring and radiator.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a tarmac double side-by-side driveway providing off-street parking for two cars, and then access to the front entrance door.

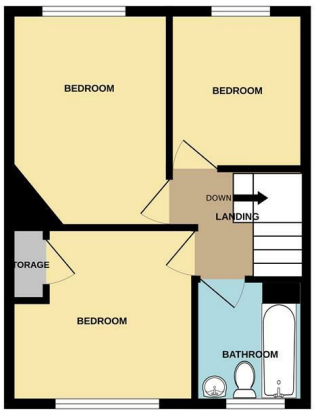
TO THE REAR GARDEN
The rear garden is of a good proportion, ideal for families or young children being predominantly lawned and enclosed by timber fencing and hedgerows to the boundary line. There is an initial paved patio area accessed directly off the back door and a concrete base housing of a timber storage shed.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote, before taking an eventual left hand turn onto Ryecroft Street. The property can then be found on the right hand side identified by our For Sale board. Ref: 7969NH

GROUND FLOOR



1ST FLOOR



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, omission 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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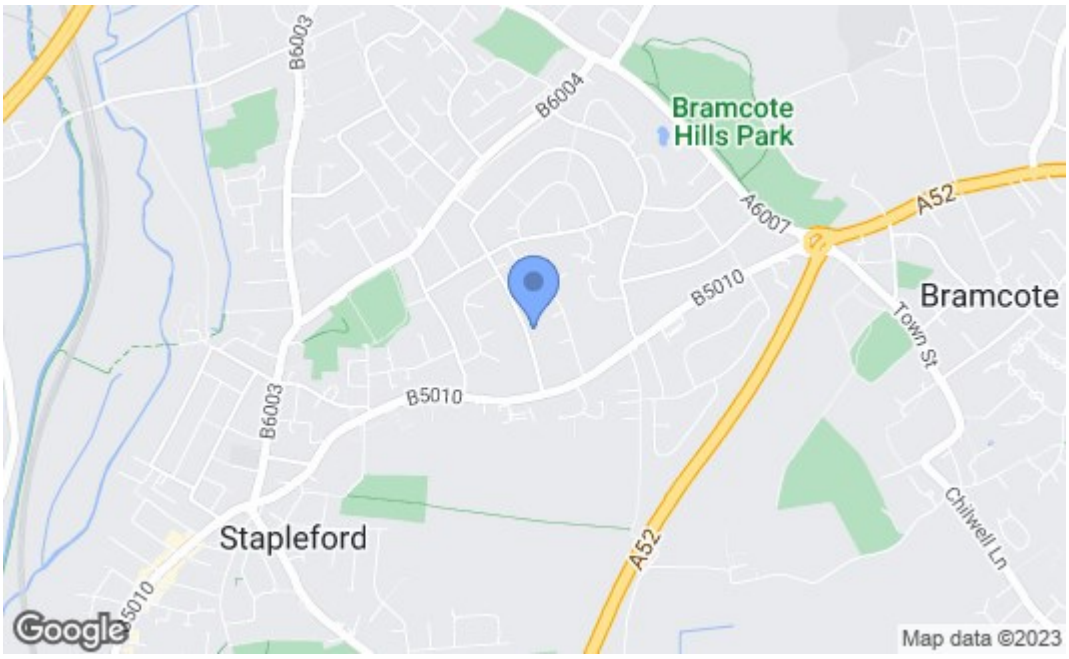

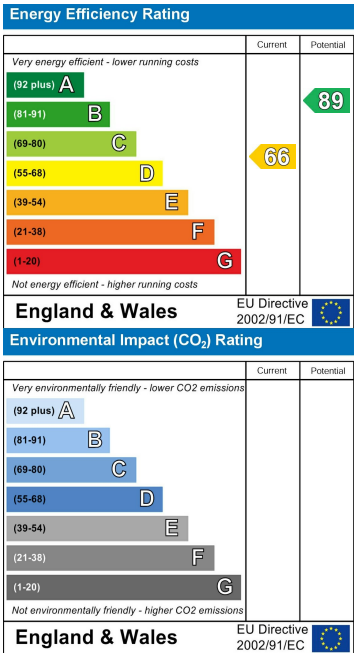

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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