Robert Ellis

look no further. . .

16 Balfour Road
Stapleford, Nottingham NG9 7GA

AN EDWARDIAN THREE BEDROOM
DETACHED HOUSE

£205,000 Freehold

0115 949 0044

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AN EDWARDIAN THREE BEDROOM DETACHED HOUSE.

This instantly attractive period property offers surprisingly spacious accommodation which benefits from gas fired central heating served from a combination boiler and majority double glazed windows.

Situated on a residential street and conveniently placed for both families and commuters alike as schools for all ages, including William Lilley, Fairfield Junior Academy and George Spencer Academy are all within walking distance. The A52 for Nottingham, Derby and the M1 Motorway is a short driveway, as is the park and ride for the Nottingham Express Tram. The town centre itself is also within walking distance, offering a variety of shops and amenities.

The accommodation comprises hallway, lounge, open plan dining kitchen and ground floor bathroom. There is a sizable double glazed porch to the rear. To the first floor the spacious landing provides access to three well proportioned bedrooms and cloakroom/w.c.

The rear gardens have been well tended and offer attractive and particularly private outdoor space.

Offering great long term potential for young and growing families, an internal viewing is recommended.

HALLWAY
Composite double glazed front entrance door. Double glazed window, radiator, stairs to the first floor with under stairs store cupboard and doors to lounge and dining kitchen.

LOUNGE
15'7" x 12'2" (4.76 x 3.73)
Gas fire and surround, original coving, radiator, double glazed square bay window to the front.

DINING KITCHEN
20'11" reducing to 13'5" x 11'11" (6.4 reducing to 4.1 x 3.64)
Dining area with wall mounted gas fire, window and door to rear porch. Opening to kitchen which comprises a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and dishwasher. Double glazed window to rear and side. Door to bathroom.

BATHROOM
Two piece suite comprising wash hand basin and panel bath with electric shower over. Tiling to walls and double glazed window.

REAR PORCH
10'2" x 8'2" (3.1 x 2.5)
Currently used as a UTILITY ROOM with plumbing for washing machine, UPVC double glazed windows and door to rear garden.

FIRST FLOOR LANDING
Spacious landing with double glazed dormer window to the front, doors to bedrooms and cloaks/w.c.

BEDROOM 1
12'5" x 12'5" (3.8 x 3.8)
Fitted wardrobes, radiator and double glazed window to the front.

BEDROOM 2
12'3" x 12'1" (3.74 x 3.7)
Radiator and double glazed window to the rear.

BEDROOM 3
12'0" x 8'6" (3.68 x 2.6)
Cupboard housing wall mounted gas combination boiler (for central heating and hot water.) Window to rear.

CLOAKROOM/W.C.
Housing a two piece suite comprising wash hand basin and low flush w.c. Heated towel rail and window.

OUTSIDE
Enclosed front garden which is hedged and fenced in with pedestrian gate leading to front door. There is further gated pedestrian access at the side of the house leading to the rear garden. The rear garden is enclosed with paved patio area, garden shed and greenhouse and pathway leading to the lower garden which is laid mainly to lawn and flanked with colourful bedding. Walled and fenced in.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre. Take approximately the fifth left hand turning onto Halls Road, continuing along the road, looking for and turning second right onto Balfour Road, where the property can be found on the right hand side identified by our For Sale point.

Ref: 5531PS

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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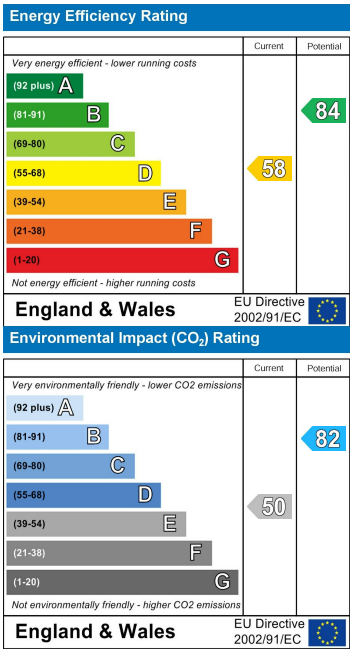

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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