



**Birley Street**  
**Stapleford, Nottingham NG9 7GE**

**£325,000 Freehold**

A DOUBLE FRONTED THREE BEDROOM  
DETACHED FAMILY RESIDENCE.



An instantly attractive period double fronted three bedroom detached family residence.

This late Victorian property retains its heritage with mock-sash double glazed windows to the front elevation and original features such as an impressive fireplace to the open plan dining kitchen, and original fireplaces to the two double bedrooms. This is complimented by modern living which, of course, includes gas fired central heating and the addition of an en-suite shower room to the principal bedroom.

Further features include a useable cellar (currently used as a "man cave") and a cloakroom/WC beyond the kitchen, great for easy access from the garden.

The rear garden is of a generous size with lawns, a patio area and pathway leading to the foot of the garden where there is a contemporary seating area with pergola and BBQ.

Situated in this highly regarded residential suburb, great for families and commuters alike, schools are within walking distance including Fairfield and George Spencer Academies\*. There are parks and open space nearby, as well as being within walking distance of Stapleford town centre. For those looking to commute, a short drive away can be found the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway and the park and ride for the Nottingham tram which passes through Beeston and the Queen's Medical Centre.

With the central hallway, separate living room and open plan family dining kitchen, this property is truly deserving of an early internal viewing.



## ENTRANCE HALL

Wooden front entrance door, stairs to the first floor with wood spindle balustrade, door to cellar, oak flooring, radiator, double glazed window.

## LIVING ROOM

15'1" x 11'0" to chimney breast (4.60 x 3.36 to chimney breast)

Cast iron fireplace, two original full height cabinets, mock-sash double glazed bay window to the front, uPVC double glazed French doors to the rear garden.

## FAMILY DINING KITCHEN

24'7" x 11'10" (7.5 x 3.61)

A spacious and social space. To the dining area there is a feature period style fireplace, radiator, mock-sash double glazed bay window to the front. The kitchen area comprises a range of wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Gas range-style cooker with extractor hood over. Breakfast bar, plumbing for washing machine and dishwasher. Wall mounted gas combination boiler (for central heating and hot water). Double glazed window and door to the rear. Door to cloaks/WC.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin, low flush WC. Radiator, double glazed window.

## CELLAR

Accessed from the hallway, separated into two compartments with light and power. The larger compartment has a recently re-laid concrete floor and is currently used as a "den/man cave".

## LANDING

Original sash window, doors to bedrooms and bathroom.

## BEDROOM ONE

12'4" x 11'10" (3.78 x 3.63)

Original cast iron fireplace, radiator, double glazed mock-sash window to the front.

## EN-SUITE

11'10" x 4'1" (3.61 x 1.27)

Three piece suite comprising wash hand basin, low flush WC, walk-in shower cubicle with thermostatically controlled shower. Partially tiled walls, heated towel rail, double glazed window.

## BEDROOM TWO

12'4" x 8'9" increasing to 12'1" (3.77 x 2.67 increasing to 3.70)

Original cast iron fireplace, radiator, double glazed mock-sash window to the front.

## BEDROOM THREE

7'10" reducing to 2'9" x 6'2" increasing to 9'4" (2.41 reducing to 0.84 x 1.88 increasing to 2.86)

Radiator, double glazed mock-sash window to the front.

## FAMILY BATHROOM

10'11" x 8'11" (3.35 x 2.72)

Three piece suite comprising pedestal wash hand basin, low flush WC, panel bath with shower and screen over. Heated towel rail, hatch and ladder to loft space, double glazed window.

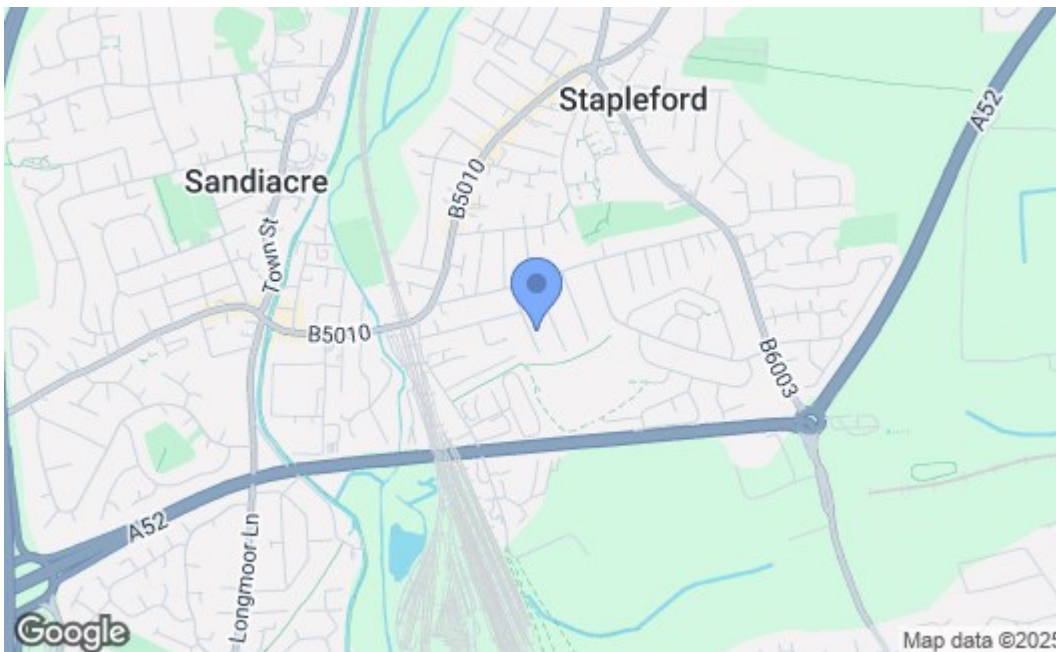
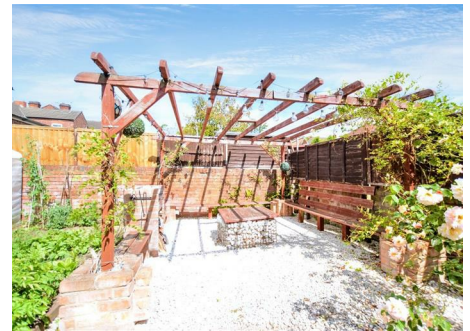
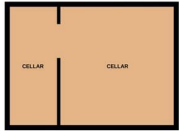
## OUTSIDE

To the front there is a small partially hedged-in front garden with gated pedestrian access at the side of the house leading to the rear garden. The rear garden is fenced and enclosed and is of a generous size with patio area beyond the back door with a central garden laid mainly to lawn with pathway running through it to an attractive seating area at the foot of the garden with pergola and built-in BBQ. Flower and shrub beds.

## \* AGENTS NOTE

\* We recommend that any intending purchaser should make their own enquiries as to the current admission policies of the schools named.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		52	
(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>		Current	Potential
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.