



Mackinley Avenue
Stapleford, Nottingham NG9 8HU

A THREE BEDROOM SEMI DETACHED
HOUSE

Offers Over £220,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE.

Situated on a particularly generous plot, with driveway and forecourt providing ample off-street parking, single garage, attractively landscaped rear gardens and at the foot of the plot is a purpose built, insulated wooden cabin with light and power, great for many uses including studio, gym, home office or bar etc.

Benefiting from central heating and double glazing, this well presented property briefly comprises entrance hall, lounge open to separate dining area and fitted kitchen. To the first floor the landing provides access to three bedrooms and three piece family bathroom with bath and shower.

Situated in this popular residential suburb, within walking distance of local junior school and regular bus services, as well as being approximately half a mile from Stapleford town centre, offering a variety of shops and facilities.

Ideally suited to first time buyers or young families, an internal viewing is recommended.



ENTRANCE HALL

Double glazed window and front entrance door, stairs to the first floor, wood flooring and radiator.

LOUNGE

12'10" × 10'0" (3.92 × 3.06)

Electric flame effect fire, radiator, double glazed window to the front and partially open to dining room.

DINING ROOM

10'8" × 8'8" (3.27 × 2.66)

Radiator and double glazed French doors opening to the rear garden.

KITCHEN

10'7" × 7'4" (3.24 × 2.24)

Incorporating a range of fitted wall, base and drawer units with contrasting work surfacing and stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor. Plumbing and space for washing machine. Radiator, double glazed window and door to rear garden.

FIRST FLOOR LANDING

Loft hatch and double glazed window.

BEDROOM 1

12'11" × 9'9" (3.94 × 2.98)

Radiator and double glazed window to the front.

BEDROOM 2

10'9" × 9'8" (3.3 × 2.96)

Built-in airing cupboard with lagged cylinder. Radiator and double glazed window to the rear.

BEDROOM 3

9'9" × 6'6" (2.99 × 1.99)

Cabin bed with storage under, radiator and double glazed window to the front.

BATHROOM

7'4" × 6'5" (2.26 × 1.96)

Incorporating a modern four piece suite comprising wash hand basin, low flush w.c., corner bath and separate shower cubicle with thermostatic controlled shower. Tiling to walls, radiator and double glazed window.

OUTSIDE

Walled in block paved forecourt providing off-street parking for at least two vehicles with driveway at the side of the house leading to single garage. The generous rear garden is enclosed and incorporates patio, two areas laid to lawn and pathway running through to the foot of the plot where there is a large purpose built garden cabin.

PURPOSE BUILT GARDEN CABIN

17'5" × 9'3" (approx.) (5.32 × 2.83 (approx.))

Insulated, with windows and door, light and power. This is a versatile space, making a great summer house, studio, home office, den or bar etc.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Continue into Pasture Road, taking the second right onto Kennedy Drive, bearing right onto Mackinley Avenue, where the property can be found on the left hand side, identified by our For Sale Board.

Ref: 7427ps



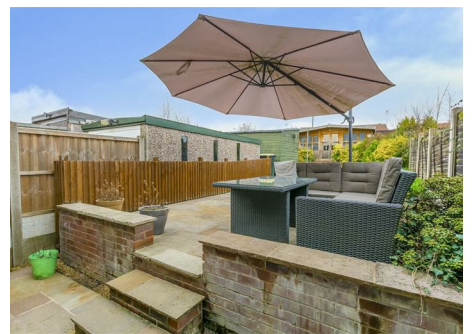
GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.
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 for any prospective purchase. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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