Robert Ellis

look no further. . .

Antill Street
Stapleford, Nottingham NG9 7FT

A TWO/THREE BEDROOM SEMI DETACHED HOUSE.

£170,000 Freehold

This period property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, and double glazing. There is a ground floor shower room and separate WC. To the first floor there are two double bedrooms (the second giving access to the third single bedroom). This will make a great nursery, dressing room, or study.

Situated on an no-through street, within walking distance of Stapleford town centre which offers a variety of shops and facilities, and a regular bus service linking Nottingham/Derby.

The property enjoys a pleasant rear garden with attractive composite decked area, lawn, bedding and garden shed.

Ideally suited to first time buyers.

Internal viewing is recommended.

LOUNGE
12'0" x 11'10" (3.67 x 3.62)
Radiator, double glazed window, door to the front.

DINING ROOM
15'1" x 12'0" (4.60 x 3.66)
Stairs to first floor, radiator, double glazed door to rear garden.

KITCHEN
8'9" x 6'4" (2.67 x 1.95)
Incorporating a range of modern fitted wall, base and drawer units with work surfacing, inset single bowl sink unit with single drainer. Built-in electric oven, microwave, gas hob and extractor hood over. Plumbing and space for washing machine, double glazed window to the rear. Door to shower room.

SHOWER ROOM
Two piece suite comprising wash hand basin with vanity unit, shower room enclosure with electric shower, radiator, double glazed window. Access to WC.

WC
Housing a low flush WC, radiator, double glazed window.

FIRST FLOOR LANDING
Double glazed window. Doors to bedrooms one and two.

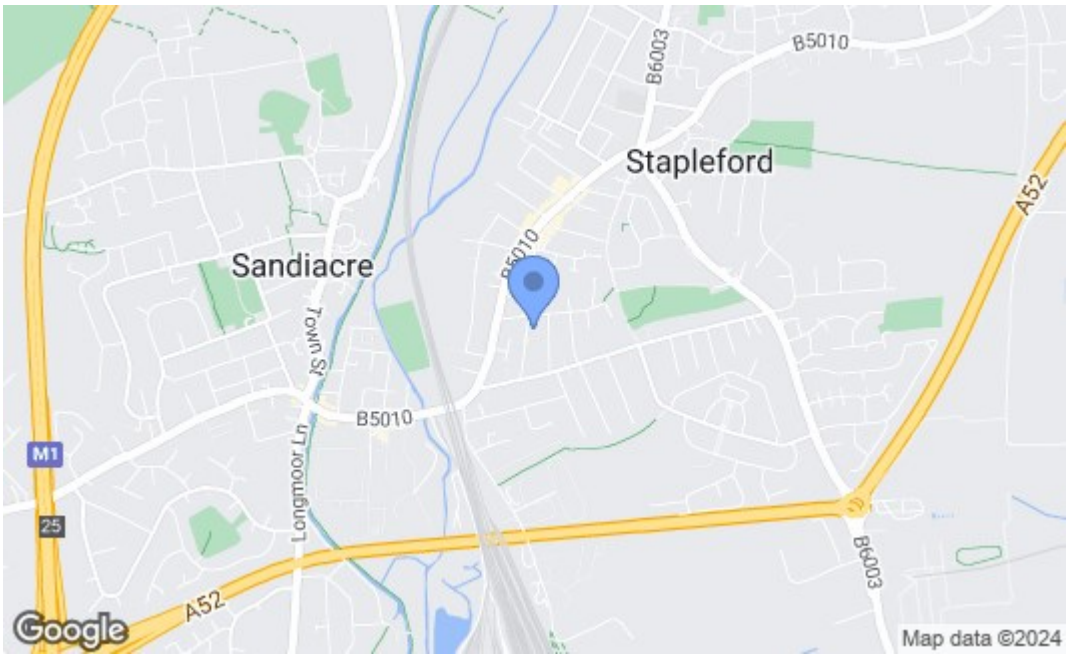
BEDROOM ONE
11'11" x 12'0" (3.64 x 3.68)
Radiator, double glazed window to the front.

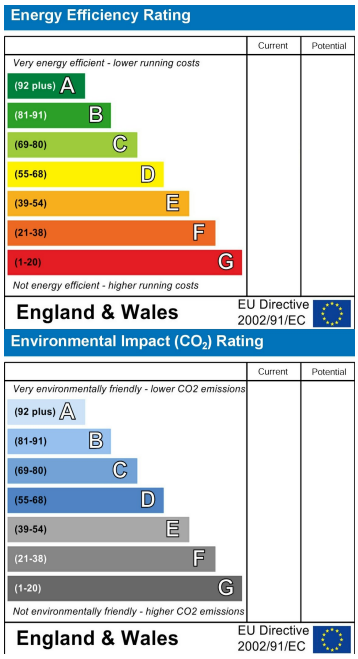
BEDROOM TWO
12'0" x 11'10" (3.66 x 3.63)
Overstairs store cupboard, hatch to insulated loft, radiator, double glazed window to the rear. Access to bedroom three.

BEDROOM THREE
8'7" x 6'5" (2.63 x 1.98)
A versatile room that could easily be used as a nursery, home office, dressing room, etc. Cupboard housing the 'Vaillant' gas combination boiler (for central heating and hot water), radiator, double glazed window to the rear.

OUTSIDE
The front of the property fronts the pavement and there is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is enclosed with a composite decked patio area, section of garden laid to lawn, flanked with colourful flower and shrub beds. At the foot of the plot there is a garden shed.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Follow the road along, looking for and turning left onto Halls Road. Continue up the street, turning right onto Antill Street and the property can be found on the left hand side.





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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