



Moorbridge Lane  
Stapleford, Nottingham NG9 8GR

A TWO DOUBLE BEDROOM VICTORIAN  
SEMI DETACHED HOUSE.

**Offers Over £170,000 Freehold**



A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE.

What sets this property apart from many is the expansive long rear garden. At the foot of the plot there is a single garage and access from a right of way for vehicles from a service track off New Road. Currently fenced for security, once this parking facility has been re-established it offers great potential for off-street parking, storage of caravan/motorhome, etc.

Offering surprisingly spacious internal accommodation, the property is centrally heated and double glazed. The property is in need of modernisation hence the asking price, therefore offering fantastic potential to property investors and home owners looking to take on a project. The accommodation comprises lounge, separate dining room and generous kitchen. To the first floor, the landing provides access to two double bedrooms and large family bathroom.

Situated on the outskirts of Stapleford, Moorbridge Lane is close to open countryside yet still conveniently placed for Stapleford town centre and offers good commutability to the neighbouring towns of Beeston and Ilkeston, the cities of Nottingham and Derby, and Junction 25 of the M1.

Due to the anticipated strong demand for this property, an early internal viewing is recommended.



## LOUNGE

14'0" x 12'3" (4.27 x 3.74)

Radiator, double glazed bay window to the front and front entrance door.

## INNER LOBBY

Access to the dining room and stairs to the first floor.

## DINING ROOM

13'0" x 12'3" (3.98 x 3.74)

Wall mounted gas fire (with back boiler) for central heating and hot water. Radiators, double glazed window to the rear and access to the kitchen.

## KITCHEN

21'1" x 7'9" (6.43 x 2.37)

Wall and base cupboards with work surfacing and inset one and a half bowl sink unit with single drainer. Integrated fridge and freezer. Plumbing for washing machine and appliance space. Double glazed windows, double glazed rear exit door and double glazed French doors opening to the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'2" x 11'6" (3.72 x 3.51)

Radiator, double glazed window to the front.

## BEDROOM TWO

13'1" x 9'2" (4 x 2.81)

Radiator, double glazed window to the rear.

## BATHROOM

12'7" x 7'7" (3.86 x 2.33)

Five piece suite comprising wash hand basin, low flush WC,, bidet, panel bath and shower cubical. Built-in airing cupboard with lagged cylinder. Heated towel rail, flat panel radiator. Double glazed window.

## OUTSIDE

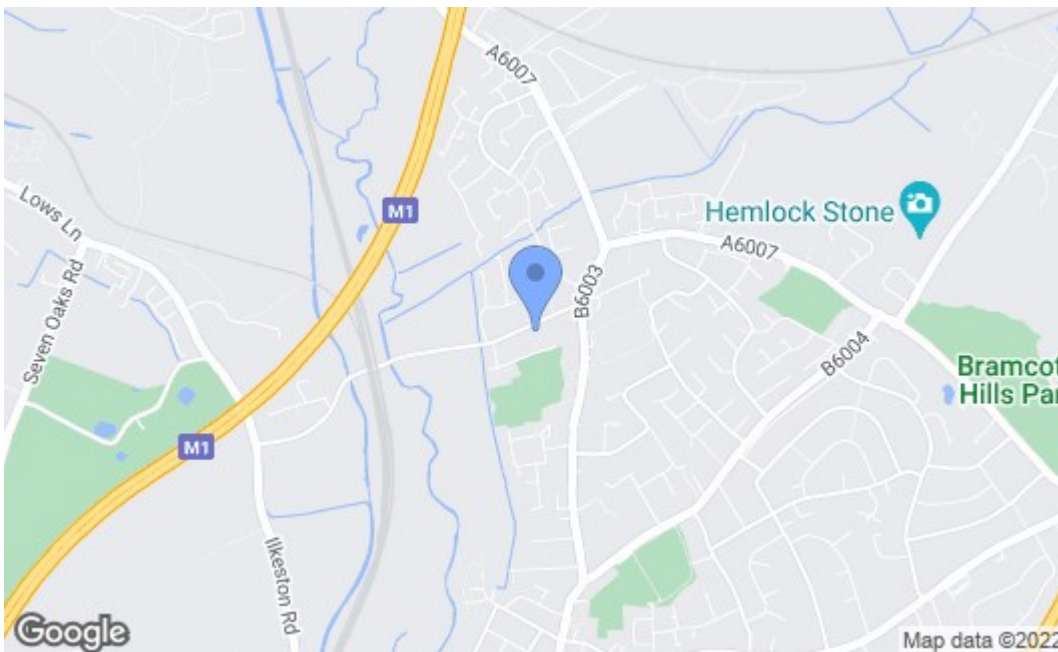
The property is set back from the road where there is limited unrestricted verge parking. The front garden is hedged and fenced in and there is a pedestrian access at the side leading to the rear garden. The rear garden is of a

substantial size with gravel and paved areas, garden shed and pathway running through the garden to the foot of the plot where a sectional concrete single garage can be found with hard standing in front, currently with a fenced back boundary which could be removed if so desired to allow for off-street parking and vehicle access to the garage as the property benefits from a right of access from a unmade track which is accessed from New Road.





While every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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	

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