Robert Ellis

look no further. . .

Birley Street
Stapleford, Nottingham NG9 7GE

A TRADITIONAL BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE.

£197,950 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TRADITIONAL BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises bay fronted living room, inner lobby, dining room and kitchen. The first floor landing provides access to two bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, landscaped and enclosed rear garden, new roof (approximately 4/5 years ago), many original features, and a useful outbuilding with power, light and a working WC.

The property is situated in this popular and established residential no-through road location within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access for those needing to commute to good road networks and transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For families, children and pets, there is also easy access to both Queen Elizabeth Park which boasts a football pitch, children's play area, tennis courts and bowling green, and Archer's Field.

We believe the property will make an ideal first time buy or family home and we highly recommend an internal viewing.

LIVING ROOM
14'0" x 12'10" (4.27 x 3.93)
Composite and double glazed front entrance door (with pull-down roller blind), double glazed bay window to the front (with fitted window shutters), media points, radiator, feature Adam-style fire surround with decorative and tiled insert and granite hearth housing a coal effect fire.

INNER LOBBY
Door to half-cellar under the stairs with shelving and lighting. Further panel and glazed door through to the dining room. Wood effect Antico flooring.

DINING ROOM
12'11" x 12'5" (3.96 x 3.81)
Double glazed French doors opening out to the rear garden patio, wood effect Antico flooring, radiator, door with access to staircase lobby, opening through to the kitchen, central chimney breast incorporating decorative original fireplace.

INNER HALL
3'1" x 2'7" (0.95 x 0.81)
Staircase rising to the first floor, radiator, double glazed window to the side.

KITCHEN
10'11" x 8'2" (3.34 x 2.51)
Comprising a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap, decorative tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, space and plumbing for under-counter washing machine and tumble dryer, further under-counter space for fridge/freezer, wall mounted gas fired combination boiler for central heating and hot water, double glazed window to the side, wood effect Antico flooring, radiator.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Loft access point via pull-down loft ladders to a boarded, lit and insulated loft space.

BEDROOM ONE
12'11" x 11'11" (3.94 x 3.64)
Double glazed window to the front (with fitted blinds) making the most of the views over towards Sandiacre, original fireplace with tiled hearth, radiator, useful storage closet.

BEDROOM TWO
11'11" x 10'0" (3.64 x 3.05)
Double glazed window to the rear (with fitted blinds) overlooking the landscaped rear garden, radiator, central chimney breast incorporating original painted fireplace with tiled hearth.

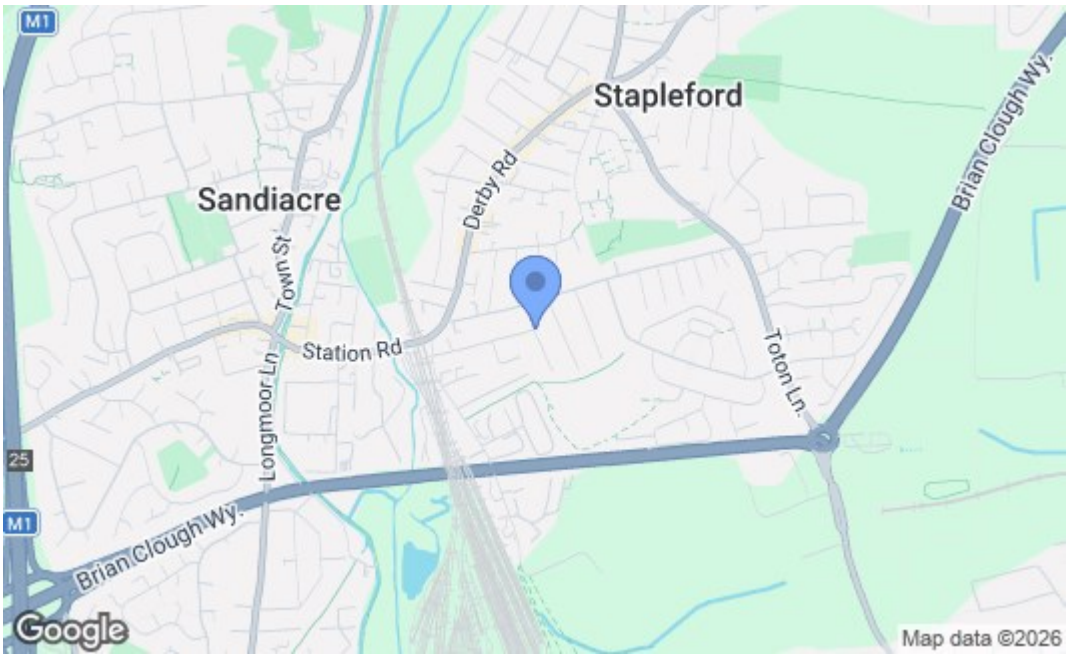
BATHROOM
7'8" x 8'2" (2.35 x 2.51)
Spacious four piece suite comprising corner bath with swan-neck style mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with dual attachment mains shower, glass screen and sliding door, wash hand basin with swan-neck mixer tap, push flush WC. Partial tiling to the walls, traditional radiator, tall chrome ladder-style radiator, double glazed window to the rear, tiled floor.

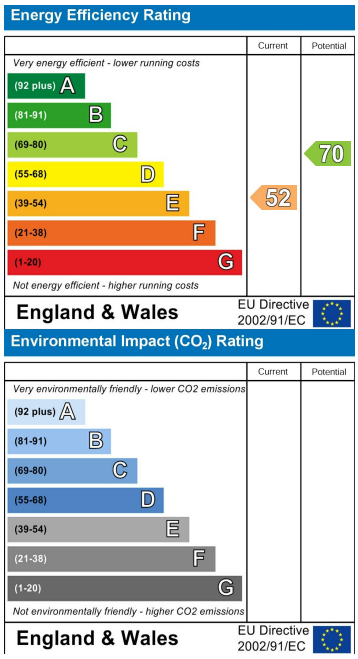
OUTSIDE
To the front of the property there is a dwarf brick boundary wall and block paving leading to the front entrance door and down the left hand side. To the side of the block paving there are decorative chippings.

TO THE REAR
The rear garden is enclosed and has been landscaped over more recent years, incorporating a good size paved patio area (ideal for entertaining) leading onto "L" shaped artificial lawn section with paved steps then leading up to a second patio area. Raised sleeper flowerbeds housing a variety of bushes and shrubbery, external water tap and lighting point, pedestrian gated access leading back to the front, doors leading through to the outhouse and WC. Brick outhouse with power and lighting, offering useful storage space.

OUTSIDE WC
Housing a push flush WC with tiled floor and lighting.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill before taking a right onto Brookhill Street. Descend the hill and take a left hand turn onto Birley 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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