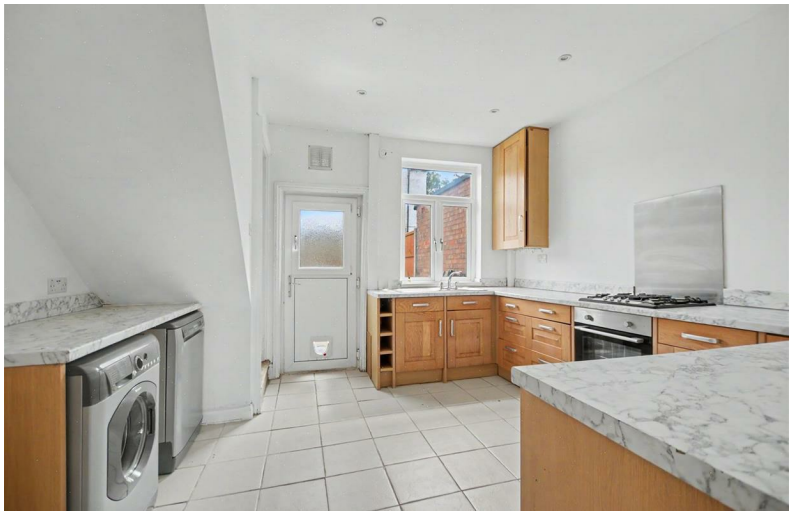
Robert Ellis

look no further. . .



Lower Orchard Street
Stapleford, Nottingham NG9 8DH

A THREE BEDROOM, THREE STOREY MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £165,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM, THREE STOREY TERRACED HOUSE SITUATED ONLY A SHORT WALK FROM STAPLEFORD TOWN CENTRE. NO UPWARD CHAIN.

With accommodation over three floors, the ground floor comprises living room and dining kitchen. The first floor landing provides access to two of the three bedrooms and a modern bathroom. A further staircase then rises to the top floor third bedroom.

Situated on a permit parking road only a short walk from the shops and services in Stapleford town centre. Excellent schools for all ages are also within easy reach, as well as great outdoor space including Hickings Lane which incorporates the new football academy. Other benefits include gas fired central heating from a relatively modern combination boiler, double glazing and garden space to the rear.

For those needing to commute, there are good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service.

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

LIVING ROOM
12'8" x 10'10" (3.88 x 3.32)
Composite and double glazed front entrance door, double glazed window to the front, TV and telephone points, radiator, meter cupboard. Door to dining kitchen.

DINING KITCHEN
12'8" x 11'11" (3.87 x 3.64)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards with marble-style roll edge work surfacing incorporating inset single sink and drainer with mixer tap. Radiator, space for kitchen appliances including dishwasher and washing machine, tiled floor, spotlights, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), stable-style uPVC door opening to the outside. Opening with turning staircase rising to the first floor.

FIRST FLOOR LANDING
Further staircase rising to the top floor, decorative wood spindle balustrade, radiator, useful storage closet. Doors to two bedrooms and bathroom.

BEDROOM TWO
14'3" x 10'10" (4.35 x 3.32)
Double glazed window to the front, radiator.

BEDROOM THREE
7'1" x 5'11" (2.18 x 1.81)
Double glazed window to the rear, radiator.

BATHROOM
7'0" x 5'7" (2.15 x 1.72)
Modern white three piece suite comprising bath with mains shower over and glass shower screen, wash hand basin, push flush WC. Partial tiling to the walls, chrome ladder towel radiator, spotlights, extractor fan.

SECOND FLOOR LANDING
Door to top floor bedroom.

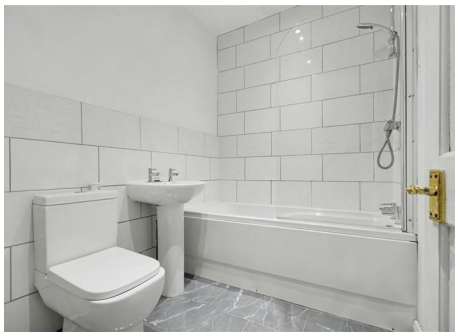
TOP FLOOR BEDROOM
14'3" x 13'1" (4.35 x 4.00)
Velux roof window, radiator, spotlights.

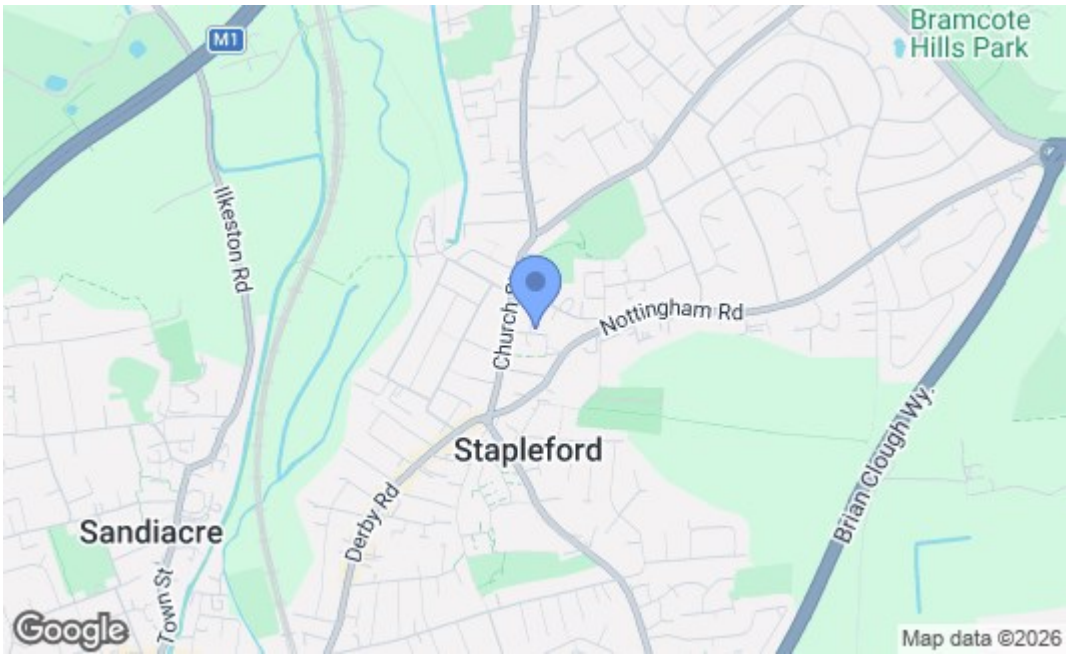
AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.

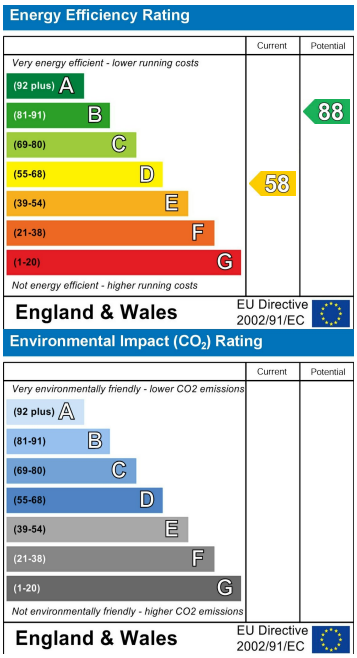
OUTSIDE
To the front of the property, there is a small garden with pathway providing access to the front entrance door, pedestrian gated access leads down the left hand side of the property to the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing and a brick wall to the boundary lines. Offering a blank canvas with small patio area.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Look for and take a right hand turn onto Middle Orchard Street and take the first left onto Lower Orchard Street. The property can be found on the right hand side, identified by our For Sale board.







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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