Robert Ellis

look no further. . .

Lower Park Street
Stapleford, Nottingham NG9 8EW

AN EXTREMELY WELL PRESENTED TWO BEDROOM END TERRACED HOUSE - NO UPWARD CHAIN.

£169,995 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO BEDROOM END TERRACED HOUSE OFFERED SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION FOR SALE WITH NO UPWARD CHAIN.

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

The property also benefits from gas fired central heating from combination boiler, double glazing, generous garden to the rear whilst also backing onto open fields.

The property is located in this popular and established residential area within close proximity of the shops, services and amenities in Stapleford town centre. There is also easy access for those needing to commute to good transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those looking for schooling options, there is also a variety of nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trusts, as well as others in the surrounding area.

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

LIVING ROOM
11'11" x 10'10" (3.64 x 3.32)
uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), meter cupboard, feature Adam-style fire surround with marble insert and hearth housing stone effect electric fire, decorative coving, wall light points, radiator.

DINING ROOM
11'11" x 11'10" (3.65 x 3.63)
Double glazed window to the rear, radiator, door with staircase rising to the first floor, useful understairs storage pantry with shelving and lighting, access through to the kitchen.

KITCHEN
16'7" x 6'2" (5.06 x 1.90)
Equipped with a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Two double glazed windows to the side (with fitted blinds), uPVC panel and double glazed exit door to outside, decorative tiling to the walls, chrome ladder towel radiator, space for cooker with curved extractor canopy over, further appliance space to the end of the kitchen. Cooker and dishwasher included within the sale.

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

BEDROOM ONE
12'1" x 10'11" (3.69 x 3.33)
Double glazed window to the front (with fitted blinds), radiator, coving. There is a potential for some of the bedroom furniture to be included within the sale, this can be discussed at the point of declaring interest.

BEDROOM TWO
11'11" x 8'11" (3.64 x 2.72)
Double glazed window to the rear overlooking the rear garden, radiator, coving, useful overstairs storage cupboard housing the gas fired combination boiler for central heating and hot water purposes.

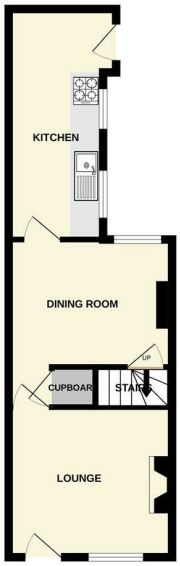
BATHROOM
8'10" x 5'11" (2.70 x 1.82)
Modern white three piece suite comprising panel "P" shaped bath with glass shower screen and mains shower over, push flush WC, wash hand basin with mixer tap. Double glazed window to the rear (with fitted blinds), chrome ladder towel radiator, tiled walls and floor, wall mounted bathroom storage cabinet.

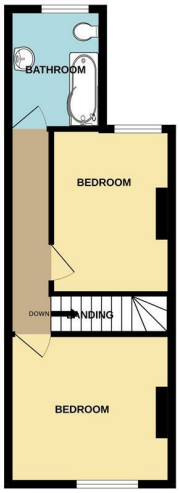
OUTSIDE
To the front of the property there is a garden with decorative rendered brick wall to the boundary line, pedestrian gated entrance and pathway to the front entrance door. There is a shared entry to the right hand side of the property with the neighbouring house, gated access then into the rear garden.

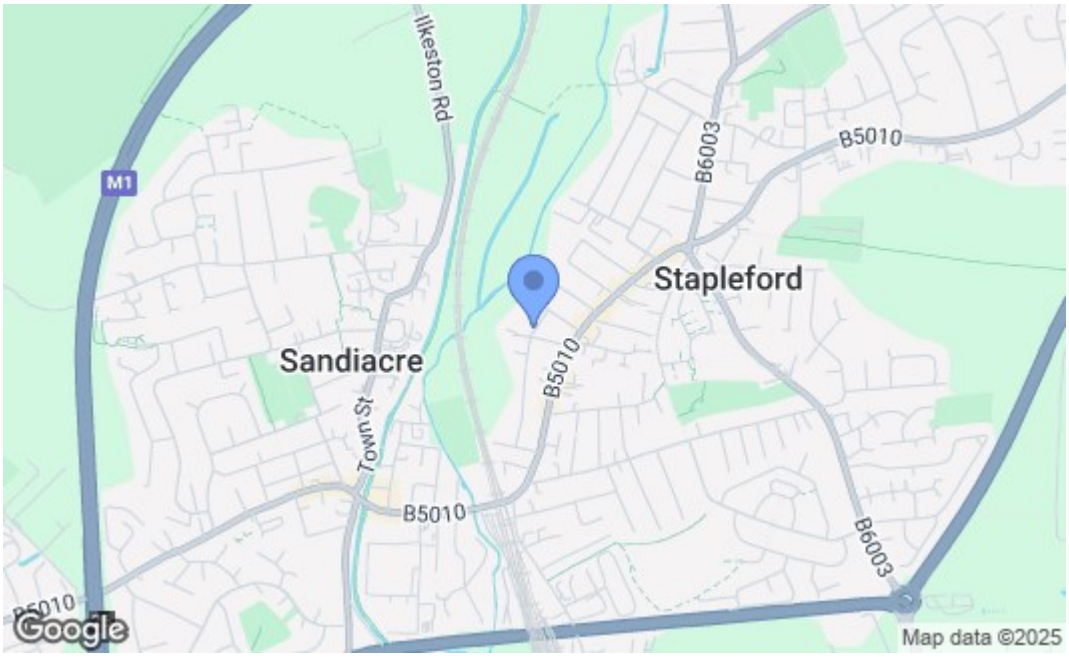
TO THE REAR
The rear garden is of a good overall proportion. The garden is split into various sections with an initial side courtyard patio seating area (ideal for entertaining), pedestrian gated access leading back to the front. Access to a good size timber storage shed with light and power, and pathway which continues down to the rear part of the garden. The rear part of the garden is designed for straightforward maintenance being predominantly gravel with planted borders housing a variety of bushes and shrubbery. This then leads onto the foot of the plot where there is a raised decked entertaining space with views over the fields beyond. Within the garden there is an external water tap and lighting points.

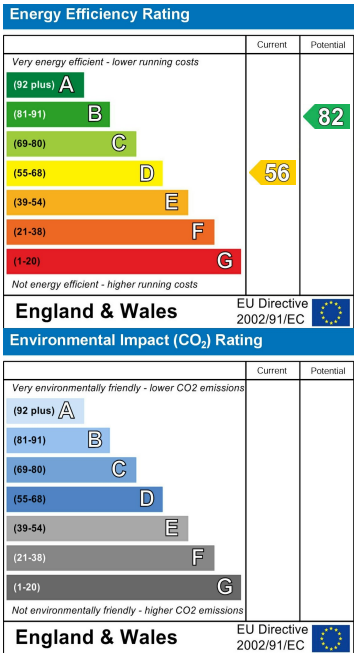
DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, before taking an eventual right hand turn onto Park Street (opposite Sainsburys). Take a left hand turn onto Lower Park Street and the property can then be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
The property was flooded in 2023.









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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