Robert Ellis

look no further. . .

Moorbridge Lane
Stapleford, Nottingham NG9 8GR

A THREE BEDROOM SEMI DETACHED HOUSE.

£160,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance porch to entrance hall, living room, dining room and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a bathroom.

Other benefits to the property include gas fired central heating, double glazing, front and rear gardens, and shared driveway and gates providing access to a rear parking/carport area.

Although requiring a degree of modernisation and improvement, we believe that the property would make and ideal first time buy or young family home as the property is situated in close proximity of good schooling for all ages and easy access to good nearby walking, open space and the shops and services within the nearby towns of Stapleford, Beeston and Ilkeston. There are also nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We highly recommend and internal viewing.

ENTRANCE PORCH
uPVC panel and double glazed front entrance door, side window, part wall tiling, part wall paneling and panel and glazed door to hallway.

ENTRANCE HALL
8'7" x 3'2" (2.64 x 0.97)
Staircase rising to the first floor, double glazed window to the side, radiator and doors to living room and dining room.

LIVING ROOM
14'10" x 8'3" (4.53 x 2.54)
Double glazed bay window to the front, media points and part wall paneling, radiator, doorway back to the hall, picture rail and opening through to the inner lobby.

INNER LOBBY
Wall light points, displace shelving and useful understairs storage cupboard. Door to dining room.

DINING ROOM
13'9" x 11'10" (4.20 x 3.62)
Doorway back to the hallway, double glazed windows to the side and rear, radiator, picture rail, door to kitchen and feature Adam-style fire surround incorporating tiled insert and hearth housing a four bar gas fire.

KITCHEN
12'2" x 7'9" (3.73 x 2.38)
The kitchen comprises a matching range of fitted base and wall storage cupboards, roll top work surfaces incorporating counter-level single sink and draining board with tiled splashbacks, plumbing for washing machine, space for cooker, space for fridge/freezer and further under-counter kitchen appliances (if required), two double glazed windows to the side, tiled splashbacks, tiled floor, radiator and uPVC panel and double glazed exit door to garden.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, coving and radiator.

BEDROOM ONE
12'5" x 9'11" (3.80 x 3.03)
Double glazed window to the front, radiator, wall paneling, wall light points, exposed and varnished floorboards and door to useful overstairs walk-in wardrobe with a decorative porthole window to the front and also housing the Vaillant gas fired central heating combination boiler (for central heating and hot water purposes). This room could potentially be made into other uses such as an en-suite, subject to the relevant approvals and Building Regulations.

BEDROOM TWO
11'11" x 10'7" (3.65 x 3.25)
Double glazed windows to the side and rear, exposed and varnished floorboards, radiator, media points and picture rail.

BEDROOM THREE
7'9" x 6'6" (2.38 x 2.00)
Double glazed window to the rear, radiator and wall paneling.

BATHROOM
8'5" x 5'6" (2.57 x 1.69)
Three piece suite comprising bath with central mixer tap, handheld shower attachment, wash hand basin, push flush WC and separate tile enclosed shower cubicle. Double glazed window to the side and tiled floor.

OUTSIDE
To the front of the property there is a front planted garden housing a variety of mature bushes and shrubbery with access to the front entrance door and shared driveway with the neighbouring property leading through to the rear garden through the double gates.

REAR GARDEN
Utilising the shared gates with next door, the garden opens out to a carport area, access to the useful brick outside store and WC, as well as a corrugated storage garden shed. The garden then opens out beyond further gates to the main part of the garden which is lawned and well planted housing a variety of bushes and shrubbery incorporating a greenhouse and timber storage shed.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn left onto Pasture Road and proceed as if heading in the direction of Trowell. Look for and take an eventual left hand turn onto Moorbridge Lane descending the road and the property can then be found on the left hand side identified by our For Sale board.

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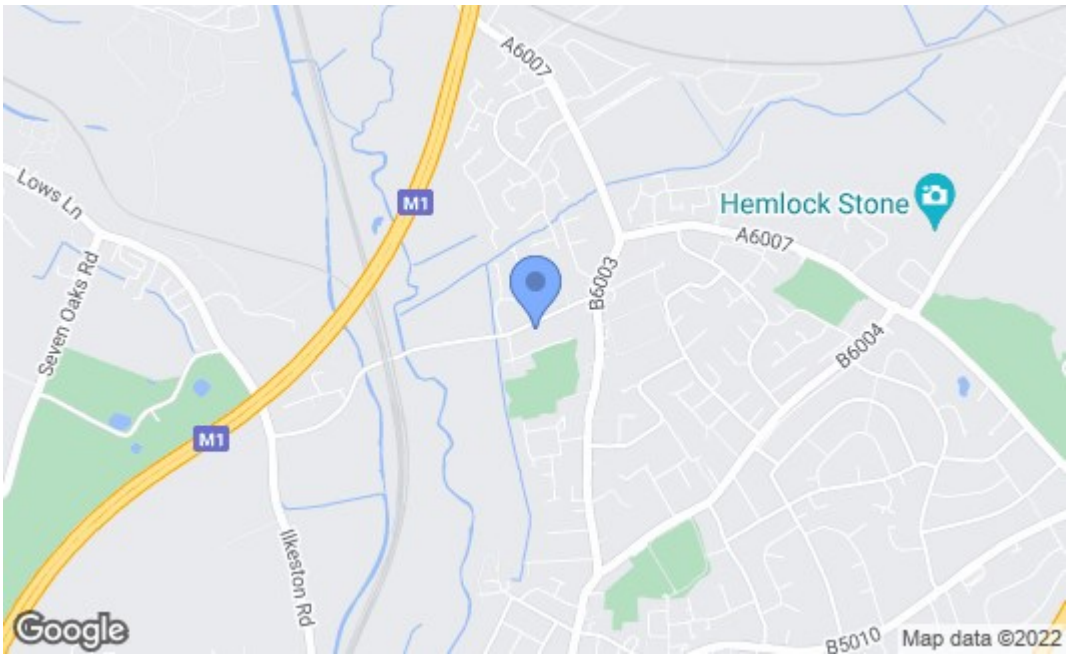

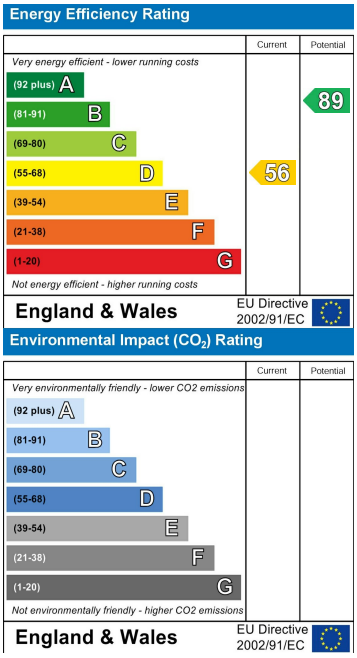

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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