



10 Hemlock Avenue,
Stapleford, Nottingham
NG9 8DN

£157,500 Freehold



A ready to move in to two bedroom semi detached house. Ideally suited to First Time Buyers.

Features of this property include a fitted breakfast kitchen with integrated Smeg electric oven and induction hob. Useful utility room, gas fired central heating served from a combination boiler, UPVC double glazed windows and spacious modern bathroom with corner bath tub.

What sets this property apart from many is the generous rear gardens which back onto playing fields. There is a shared driveway which leads to hard standing and a single garage.

Situated within walking distance of the town centre of Stapleford offering a variety of shops and amenities including the recently opened Aldi supermarket. There is regular public transport linking Nottingham, Derby as does the A52 which is a short drive away.

Offered for sale with no chain an internal viewing is recommended.



Entrance Hall

Double glazed front entrance door, stairs to the first floor and door to lounge.

Lounge

13'9" x 12'0" (4.20m x 3.66m)

Living flame effect gas fire with adam style surround. Radiator and double glazed bay window to the front

Breakfast Kitchen

10'7" x 10'1" (3.24m x 3.08m)

Incorporating a modern fitted range of wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Matching breakfast bar. Built in Smeg electric oven and induction hob with extractor hood over. Understairs store cupboard, radiator, double glazed window and door to rear. Door to utility room.

Utility room

10'0" 4'3" (3.07m 1.30m)

plumbing for washing machine, radiator and double glazed window.

First floor landing

With doors to bedrooms and bathroom.

Bedroom 1

12'0" x 11'10" increasing to: 15'3" to alcove (3.66m x 3.62m increasing to: 4.65m to alcove)

Radiator and double glazed window to the front.

Bedroom 2

10'2" x 7'11" (3.11m x 2.43m)

Radiator and double glazed window to the rear.

Bathroom

7'0" 6'11" (2.14m 2.11m)

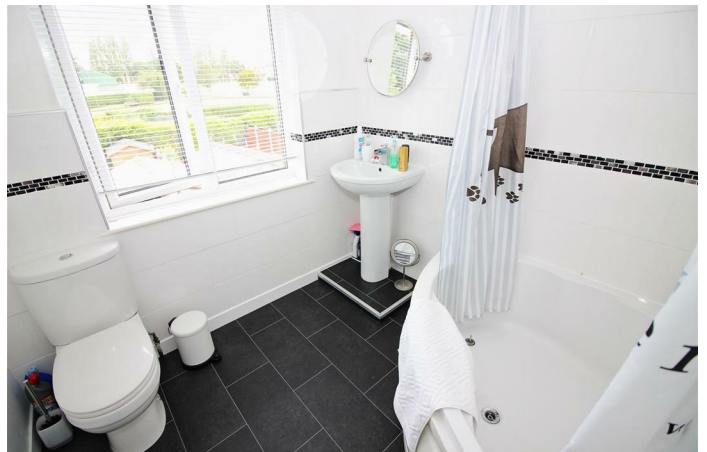
Incorporating a modern white three piece suite comprising pedestal wash hand, low flush WC and corner shower bath with shower over. Tiled flash backs, radiator and double glazed window.

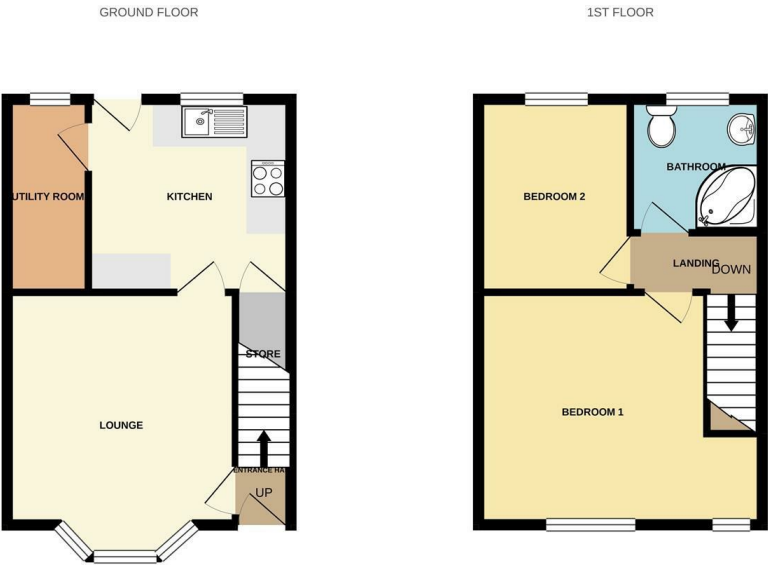
Outside

To the front the garden is fenced and hedged in and laid to lawn. There is a gated shared driveway which runs alongside the house to further gates leading to the rear garden and hard standing which then leads to a single garage. The garden is of generous size laid mainly to lawn with two patio areas.

Directional note

From our Stapleford branch on Derby Road proceed towards the Roach traffic lights. Continue over onto Nottingham Road Stapleford. A short way along look for and turn left onto Pinfold Lane bearing right onto Wesley Place and taking the second left onto Hemlock Avenue where the property can be found on the right hand side identified by our for sale board.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	56
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.