Robert Ellis

look no further...

Albert Avenue
Stapleford, Nottingham NG9 8ET

A THREE BEDROOM MID TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£189,950 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM MID TOWN HOUSE POSITIONED WITHIN WALKING DISTANCE OF THE NEARBY TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor shower room, living room, conservatory and kitchen. The first floor landing then provides access to three bedrooms.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and a generous enclosed rear garden incorporating a patio, lawn, deck and detached garden room with power and lighting.

The property is located in this town centre position within easy reach of shops, services and amenities. There is also easy access to an array of schooling for all ages and green space, as well as good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus service and Nottingham express tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
10'0" x 5'10" (3.07 x 1.78)
Panel and stained double glazed front entrance door, radiator, laminate flooring, telephone point, staircase rising to the first floor with useful understairs storage cupboard.

LIVING ROOM
16'9" x 11'1" (5.11 x 3.38)
uPVC double glazed French doors opening out into the conservatory, two radiators, wooden flooring, media points, central chimney breast incorporating a coal effect electric fire.

CONSERVATORY
13'1" x 12'9" (4.01 x 3.91)
Brick and double glazed construction with pitched roof, electric ceiling fan, radiator, tiled floor, fitted blinds to windows, double glazed French doors opening out to the rear garden.

KITCHEN
11'6" x 5'10" (3.52 x 1.79)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and double oven beneath, plumbing for washing machine, glass fronted crockery cupboards, tiled splashbacks, double glazed window to the rear, uPVC panel and stained double glazed exit door to the conservatory.

SHOWER ROOM
11'5" x 4'10" (3.48 x 1.48)
Three piece suite comprising tiled and enclosed shower cubicle with glass screen and sliding shower door with dual attachment mains shower, low flush WC and wash hand basin. Fully tiled walls and floor, two double glazed windows to the front (with fitted blinds), radiator, extractor fan, bathroom cabinet.

FIRST FLOOR LANDING
Doors to all bedrooms. Loft access point.

BEDROOM ONE
17'6" x 10'6" (5.34 x 3.22)
Double glazed window to the front, radiator, wall mounted combination boiler (for central heating and hot water).

BEDROOM TWO
11'8" x 9'1" (3.58 x 2.79)
Double glazed window to the rear, radiator, storage cupboard.

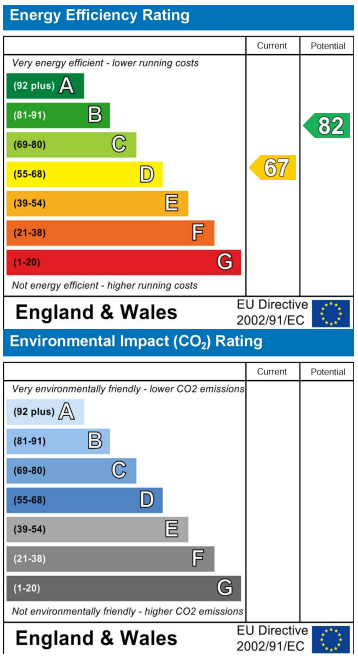
BEDROOM THREE
8'7" x 8'0" (2.63 x 2.44)
Double glazed window to the rear, radiator.

OUTSIDE
To the front of the property, there is a lowered kerb entry point providing access to a block paved driveway providing off-street parking for two vehicles. Access to the front entrance door.

TO THE REAR
The rear garden is enclosed by timber fencing to both sides with concrete posts and gravel boards, offering an initial paved patio seating area (ideal for entertaining) leading onto a lawn with beds and borders housing a variety of bushes and shrubbery. A decked entertaining space with matching balustrade and timber storage shed with uPVC double glazed door then providing access into the garden room.

GARDEN ROOM
uPVC panel and double glazed front entrance door accessed from the rear garden, two double glazed windows to the front, power, lighting, consumer unit and laminate flooring.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed along Derby Road in the direction of Sandiacre. Take a right hand turn onto Albert Avenue. The property can be found on the left 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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk

0115 949 0044