Robert Ellis

look no further...

Pinfold Lane
Stapleford, Nottingham NG9 8DL

A TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£199,950 Freehold

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A traditional two bedroom semi detached house offered for sale with NO UPWARD CHAIN and is ready to move into.

Set back from the road with an attractive forecourt offering parking for two vehicles side-by-side and easy to maintain style rear garden.

Benefitting from gas fired central heating served from a combination boiler and double glazed windows throughout. The property has been newly decorated and comes to the market as a blank canvas ready for first time buyers to make their own mark upon it.

Conveniently situated within walking distance of Stapleford town centre to a variety of shops and amenities, including Aldi, and many useful independent retailers. There is a regular bus service linking Nottingham and Derby.

We expect this property to sell quickly and we recommend contacting us as soon as possible to arrange a viewing.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor. Door to lounge.

LOUNGE
13'6" x 12'0" (4.13 x 3.68)
Radiator, double glazed bay window to the front.

DINING KITCHEN
10'8" x 10'2" (3.27 x 3.12)
Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven and gas hob. Wall mounted gas boiler (for central heating and hot water), understairs store cupboard, window and door to the rear. Door to utility.

UTILITY
7'3" x 4'2" (2.21 x 1.28)
Plumbing and space for washing machine, work surfacing, radiator. Door to cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

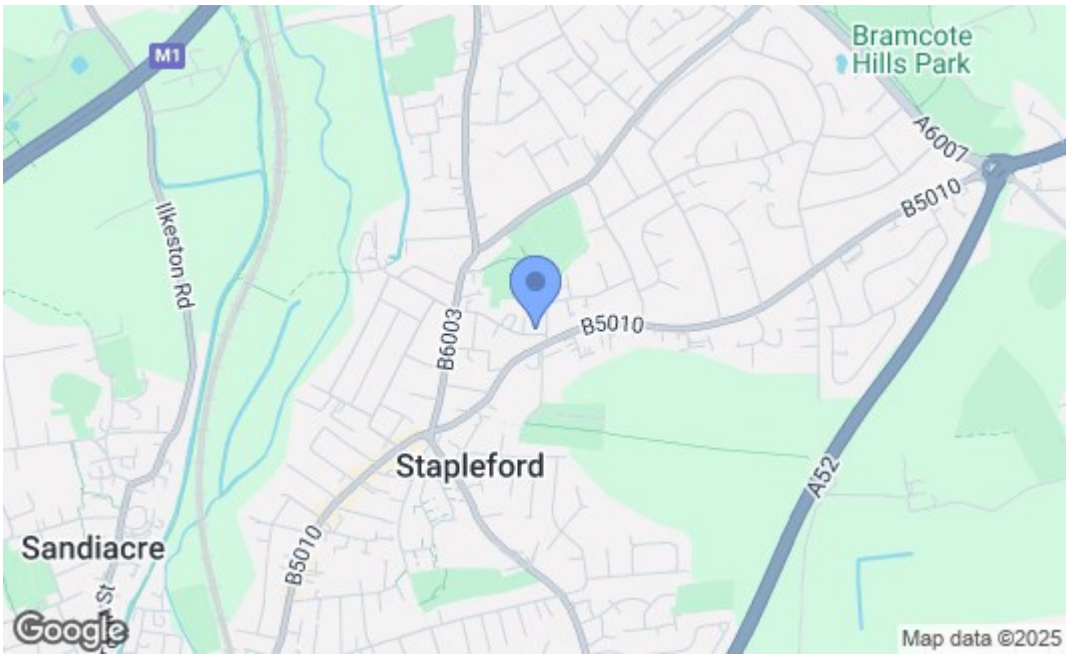
FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

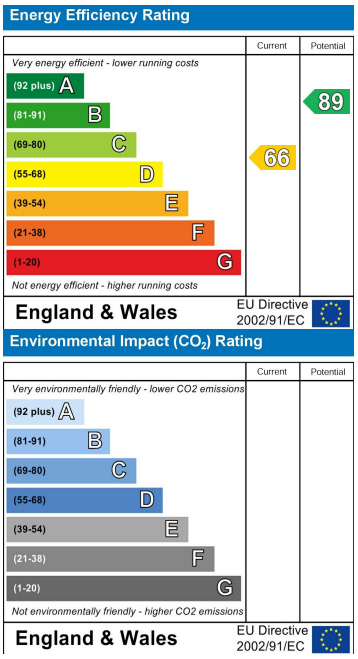
BEDROOM ONE
13'5" x 12'1" (4.1 x 3.70)
Built-in wardrobe, radiator, double glazed window to the front.

BEDROOM TWO
10'4" x 7'11" (3.17 x 2.43)
Radiator, double glazed window to the rear.

BATHROOM
Incorporating a three piece suite comprising wash hand basin, low flush WC, "P" shaped shower bath with shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
To the front, the property is set back from the road with a gravel forecourt providing off-street parking for two vehicles side-by-side. There is pedestrian access via a gate leading to the rear garden which is fenced and enclosed, courtyard in design paved for ease of maintenance.





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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