



Halls Road  
Stapleford, Nottingham NG9 7FX

**£239,995 Freehold**

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION. OFFERED TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

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

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking leading down the left hand side of the property, as well as front and rear gardens.

The property is situated within walking distance of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops and services in the town centre, and fantastic 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.

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



### ENTRANCE HALL

14'4" x 6'0" (4.39 x 1.83)

uPVC panel and double glazed front entrance door with double glazed window to the side of the door, radiator, stairs rising to the first floor. Doors to living room and dining kitchen.

### LIVING ROOM

15'7" x 11'4" (4.77 x 3.47)

Double glazed window to the front, radiator, coving, wall light points, brick and tile fire surround incorporating gas fire and media points.

### KITCHEN

17'9" x 9'0" (5.43 x 2.75)

The kitchen is equipped with a range of matching fitted wall and base units, with roll top work surfaces incorporating single sink and drainer with mixer tap. Space for cooker, tiled splashbacks, wall mounted gas fired combination boiler for central heating and hot water purposes, two double glazed windows to the rear, radiator, ample space for dining table and chairs, uPVC panel and double glazed side exit door to the driveway, useful understairs pantry cupboard which also houses the electrical consumer unit.

### FIRST FLOOR LANDING

Doors to all bedrooms and shower room, double glazed window to the side and storage closet.

### BEDROOM ONE

12'4" x 11'0" (3.78 x 3.36)

Double glazed window, radiator.

### BEDROOM TWO

11'6" x 10'4" (3.52 x 3.17)

Double glazed window, radiator, fitted wardrobe.

### BEDROOM THREE

7'11" x 6'6" (2.42 x 2.00)

Double glazed window, radiator.

### SHOWER ROOM

6'11" x 6'5" (2.12 x 1.98)

Three piece suite incorporating shower cubicle with glass

screen and electric shower, wash hand basin, low flush WC. Radiator, double glazed window, extractor fan.

### OUTSIDE

The property benefits from gardens to both the front and rear. The front garden consists of a lawn with planted flowerbeds and borders housing a variety of bushes and shrubbery with decorative dwarf brick wall to the boundary line. Lowered kerb entry point then provides access to side drive which leads along the left hand side of the property providing ample off-street parking. The driveway then opens out into the rear garden. The rear garden incorporates a garden lawn, outhouse from the driveway with power and lighting points, external water tap, flowerbeds and a timber storage shed.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Halls Road. Pass the entrance to William Lilley School and the property can be found on the left hand side, identified by our For Sale board.

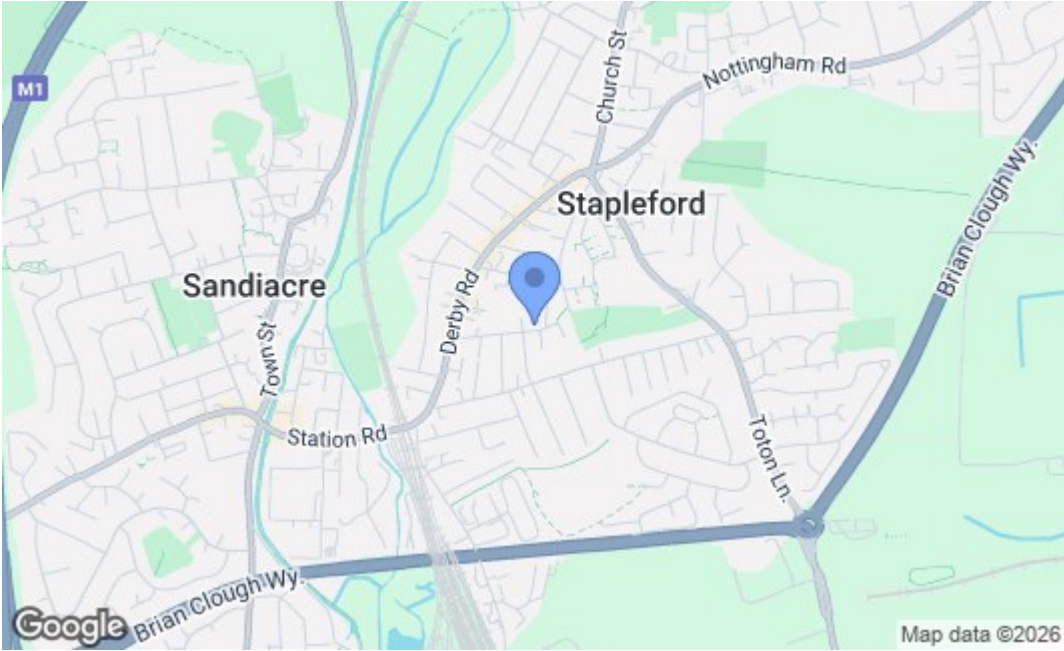




Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.