Robert Ellis

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Brookhill Street
Stapleford, Nottingham NG9 7GG

AN INSTANTLY ATTRACTIVE VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £210,000 Freehold

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This substantial period property retains some original features including Minton tiled floor to the open porch and hallway and has open fires to the reception rooms. The property benefits from gas central heating served from a combination boiler and UPVC double glazed windows.

The spacious accommodation comprises entrance hall, lounge, separate dining room, there is an inner lobby which leads through to the fitted kitchen beyond which is a utility room and useful shower room/w.c. To the first floor the landing provides access to three well proportioned bedrooms and bathroom/w.c.

Situated in this popular residential suburb ideal for families and commuters alike with schools for all ages within walking distance including William Lilley, Fairfield and George Spencer Academy, the town centre is also within walking distance and a short drive away can be found the A52 for Nottingham and Derby, J25 of the M1 motorway and of course the park and ride for the Nottingham Express Tram.

The property benefits from good size rear gardens and is offered for sale with no upward chain and offers great potential for first time buyers and families to put their own mark upon it.

Open Storm Porch
With original Minton tiled floor and front entrance door leading to:

Hallway
Original Minton tiled floor, stairs to the first floor and doors to:

Lounge
14'7" x 12'0" approx (4.45m x 3.67m approx)
Open fireplace with feature surround, radiator, double glazed bay window to the front.

Dining Room
12'5" x 12'2" approx (3.79m x 3.72m approx)
Period cast iron fireplace with tiled inserts and tiled hearth. Radiator, double glazed window to the rear.

Inner Lobby
With door to understairs store cupboard, double glazed door to rear garden and door to:

Kitchen
10'11" x 9'4" approx (3.34m x 2.85m approx)
Incorporating a fitted range of wall, base and drawer units with roll edged work surfacing and inset 1½ bowl stainless steel sink unit with single drainer, gas cooker point, plumbing for dishwasher and wall mounted gas combination boiler (for central heating and hot water), radiator, double glazed window to rear and door to:

Utility Room
12'5" x 2'11" increasing to 8'1" approx (3.81m x 0.9 increasing to 2.47m approx)
Belfast sink unit, double glazed window and door to rear garden and door to:

Shower Room
5'10" x 5'1" approx (1.8m x 1.55m approx)
Incorporating a three piece suite of wash hand basin, low flush w.c. and shower cubicle. Radiator, double glazed window.

First Floor Landing
Wood spindle balustrade and fitted cupboard.

Bedroom 1
15'9" x 12'5" approx (4.81m x 3.80m approx)
Radiator, double glazed windows to the front.

Bedroom 2
12'3" x 9'8" approx (3.74m x 2.95m approx)
Radiator, double glazed window to the rear.

Bedroom 3
9'5" x 5'11" approx (2.88m x 1.81m approx)
Radiator, double glazed window to the rear.

Bathroom
7'6" x 6'2" approx (2.29m x 1.88m approx)
Three piece suite comprising pedestal wash hand basin, low flush w.c. and panelled bath with electric shower over. Radiator, double glazed window.

Outside
Enclosed frontage with wall and wrought iron work with gate leading to front door,. There is gated pedestrian access to the side of the property leading to the rear garden which is fenced and enclosed, patio area, lawn, decked area and gravelled beds.

Directions
From our Stapleford branch on Derby Road proceed to The Roach traffic lights. Turn right into Toton Lane. At the brow of the hill turn right onto Brookhill Street and follow the road down where the property can be found on the left hand side as identified by our for sale board.

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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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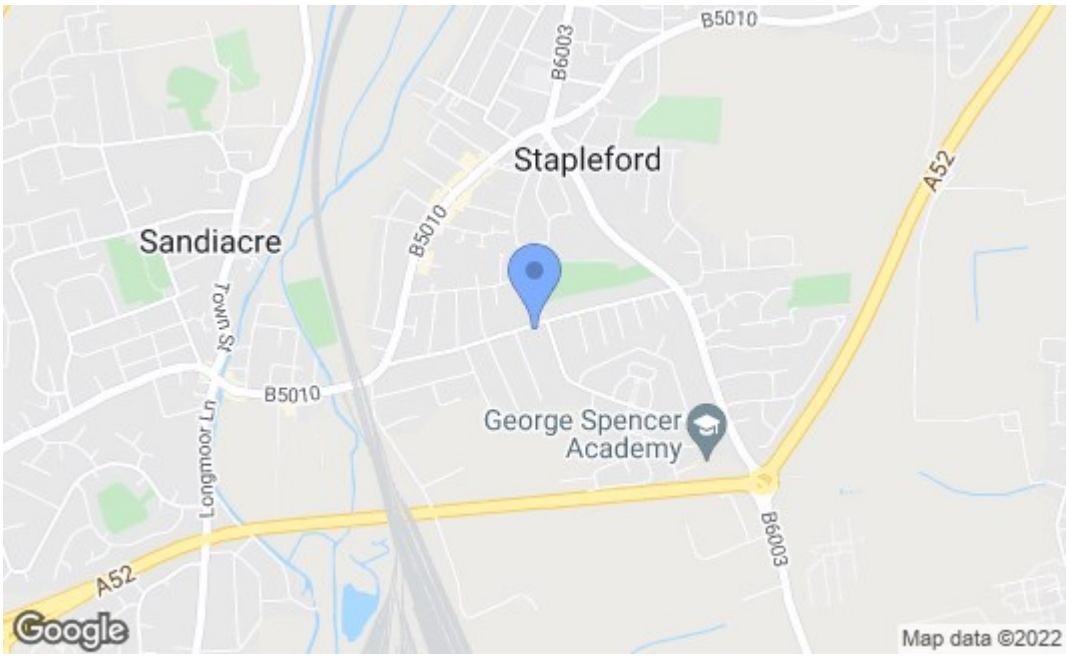

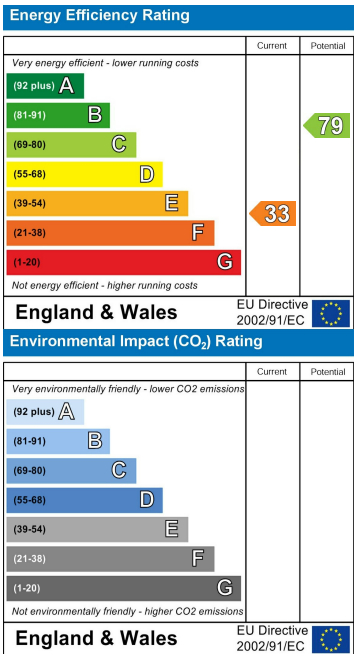

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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