Robert Ellis

look no further. . .

56 Sisley Avenue
Stapleford, Nottingham NG9 7HT

A WIMPEY HOMES, THREE BEDROOM SEMI DETACHED HOUSE

£205,000

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A THREE BEDROOM, GEORGE WIMPEY BUILT SEMI DETACHED HOUSE, SITUATED WITHIN THIS FAVOURABLE CATCHMENT LOCATION.

With accommodation over two floors comprising entrance porch, living room, dining kitchen and conservatory to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom.

Other benefits to the property include gas fired central heating, double glazing, off-street parking, generous and enclosed south facing rear garden and conservatory extension.

The property itself sits favourably within wallking distance of nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to Stapleford town centre where there is a wide variety of national and independent retailers and shopping facilities and transport links including A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.

Queen Elizabeth Park is also within easy distance, which offers a variety of sporting amenities including tennis courts, bowling green and children's play area with Judson Play Park accessed at the end of Sisley Avenue via the walk-way, where there is a junior football pitch.

The property would make an ideal first time buy or young family home and we highly recommend an internal viewing.

ENTRANCE PORCH
7'6" x 3'8" (2.29 x 1.12)
UPVC panel and double glazed side entrance door, double glazed window to the front and internal door to:

LOUNGE
16'8" x 12'11" (5.1 x 3.94)
Double glazed window to the front, radiator, vinyl floor covering, wall light and media points, stairs to first floor, open style fireplace with tiled hearth and wooden plinth over. Door to:

OPEN PLAN DINING KITCHEN
16'7" x 10'7" (5.08 x 3.25)
The KITCHEN AREA comprises a range of matching handle-free white gloss fitted base and wall storage cupboards with curved edge square worksurfaces. Inset 1½ bowl sink and drainer with central mixer tap, fitted four ring induction hob with oven beneath, plumbing for washing machine, space for tumble dryer and fridge/freezer, boiler cupboard housing the gas fired central heating combination boiler, double glazed window to the side with fitted blinds, UPVC panel and double glazed door to outside, opening through to the DINING AREA which provides ample space for dining table and chairs, further range of matching handle-free white gloss base and wall storage cupboards with further curved edge worksurface space, laminate flooring and sliding double glazed patio doors opening to:

CONSERVATORY
10'7" x 8'7" (3.25 x 2.64)
Brick and double glazed construction with sloping roof, laminate flooring and double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Double glazed window to the side with fitted blinds, doors to all bedrooms and bathroom, access to a part boarded loft space via loft ladders which has lighting and insulation.

BEDROOM 1
12'11" x 8'2" to fitted wardrobes (3.95 x 2.5 to fitted wardrobes)
Double glazed window to the front, radiator and full width sliding door fitted wardrobes with two central mirror fronted panels.

BEDROOM 2
10'8" x 9'11" (3.27 x 3.04)
Double glazed window to the rear, radiator and storage cupboard.

BEDROOM 3
10'0" x 6'4" (3.05 x 1.95)
Double glazed to the front with fitted Roman blind, radiator and useful over-stairs double storage cupboard.

BATHROOM
7'1" x 6'4" (2.17 x 1.94)
Three piece suite comprising bath with shower over, wash hand basin and low flush w.c. Partially tiled walls, double glazed window to the rear and radiator.

OUTSIDE
To the front of the property is a side driveway providing off-street parking for several cars, front lawn with stepping stone shaped pathway and planted borders housing a variety of bushes and shrubbery. The rear garden is south facing and comprises an initial paved patio area, ideal for entertaining, leading onto a generously sized lawn section with stepping-stone pathway providing access to the foot of the plot. The garden is screened and surrounded by a variety of mature and specimen bushes and shrubbery with timber garden shed to the rear of the plot.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Continue up the hill, passing the turning for Fairfield School, over the brow of the hill and take the first left onto Blake Road. After the bend in the road turn right onto Sisley Avenue, continuing straight along where the property can be found towards the end of the road on the right hand side.

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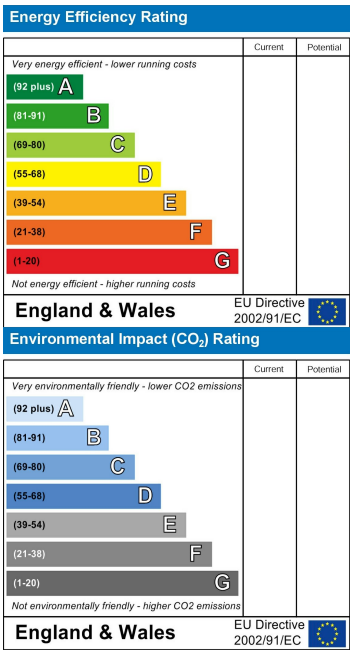

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044