



94 Sisley Avenue
Stapleford, Nottingham NG9 7HU

£175,000 Freehold

A TWO BEDROOM SEMI DETACHED
BUNGALOW



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A TWO BEDROOM SEMI DETACHED BUNGALOW, SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL LOCATION.

Originally constructed as a three bedroom bungalow, adaptations have previously taken place to create a dining room area off the kitchen, therefore reducing to two double bedrooms to the rear.

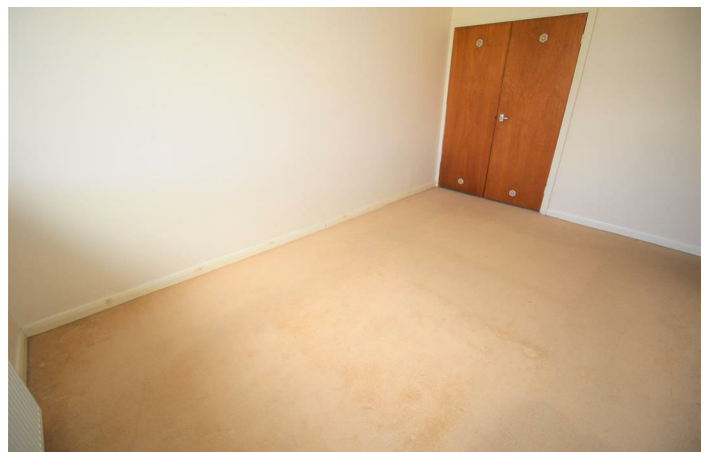
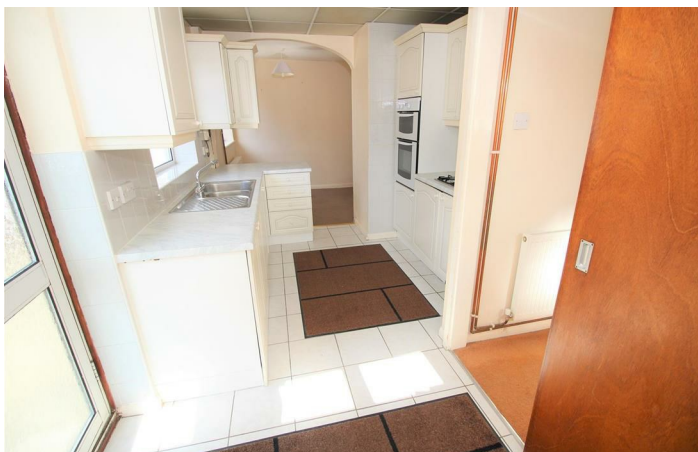
The accommodation comprises kitchen, dining room, front lobby, living room, inner lobby, two double bedrooms and three piece bathroom.

Externally, there are gardens to the front and rear, the rear having the benefit of views over local fields, whilst there is a driveway leading down the side of the property to a detached single garage.

Other benefits to the property include gas fired central heating from a 2011 installed combination boiler, and double glazing.

The property itself sits favourably within easy reach of the Nottingham Express Tram terminus, situated at Bardill's roundabout, the A52 for Nottingham, Derby and junction 25 of the M1 Motorway and the shops and services within Stapleford town centre.

Due to the current shortage of bungalows on the market in the local area, we highly recommend an internal viewing.



FRONT LOBBY

5'3" x 4'4" (1.62m x 1.34m)

Glazed porthole window to the front (not double glazed,) radiator, meter cupboard and doors to lounge and kitchen.

LOUNGE

18'6" x 10'10" (5.66 x 3.31)

Double glazed window to the front with fitted blinds, two radiators, coving, t.v. point and wall light points.

KITCHEN

15'4" x 8'7" (4.69 x 2.63)

The kitchen comprises a range of matching fitted base and wall storage cupboards with roll edge work surfacing. Inset 1½ bowl sink and drainer with mixer tap and tiled splashbacks, fitted four ring gas hob, eye level oven and grill, integrated under-counter fridge and freezer, plumbing for under-counter washing machine, double glazed windows to the front and side, tiled floor and archway opening to:

DINING AREA

8'8" x 7'8" (2.66 x 2.36)

Double glazed window to the side, radiator and wall mounted gas fired central heating combination boiler. Useful storage cupboard with shelving.

INNER LOBBY

6'7" x 2'7" (2.01 x 0.81)

Doors to all bedrooms, bathroom and cloaks cupboard with shelving. Loft access point with pull-down ladders to a boarded, lit and insulated loft space.

BEDROOM 1

14'5" x 9'10" (4.41 x 3)

Double glazed window to the rear, radiator and fitted double wardrobe.

BEDROOM 2

11'11" x 10'7" (3.65 x 3.23)

Double glazed window to the rear and radiator.

BATHROOM

8'9" x 4'11" (2.68 x 1.51)

Three piece suite comprising panel bath with Mira shower over, low flush w.c. and wash hand basin with double

storage cupboards beneath. Tiled walls, radiator and double glazed window to the side.

OUTSIDE

To the front of the property is a turfed front garden with planted borders housing a variety of bushes and shrubbery. Side driveway providing ample off-street parking, in turn leading to a detached garage and open access to the rear garden. The rear garden is predominantly paved with patio area, ideal for entertaining, screened by timber fencing and hedgerows to the boundary line with two timber storage sheds, views over the adjoining fields and open access back to the driveway.

DETACHED GARAGE

Up and over door to the front.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and turn left onto Blake Road. After the bend in the road turn right onto Sisley Avenue and proceed along following the horseshoe bend in the road to the left and the bungalow can then be found on the right hand side, identified by our For Sale Board.

Ref: 5775nh



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.