Robert Ellis

look no further. . .

Shanklin Drive
Stapleford, Nottingham NG9 8EZ

BAY FRONTED, THREE BEDROOM
MID TERRACED HOUSE.

Offers In The Region Of
£170,000 Freehold

Robert Ellis are pleased to bring to the market this lovely three bedroom, bay fronted, mid-terraced house situated within walking distance from Stapleford Town Centre.

With accommodation over two floors comprising: Entrance hall, living room and open plan kitchen/diner to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom.

The property benefits from a block paved front garden. To the rear is a paved seating space with lawned area beyond and a pathway leading to the shed at the bottom of the garden.

The property itself sits favourably within walking distance of the shops and services within Stapleford Town Centre, there is also easy access to schooling for all ages and for those needing to commute nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 motorway and the NET tram terminus situated at Bardills roundabout.

Ideally suited to first time buyers, young families or investors alike. We highly recommend an internal viewing.

ENTRANCE
A double glazed entrance door leads to entrance space.

LIVING ROOM
10'9" x 12'9" (3.297 x 3.890)
Laminate flooring with double glazed bay window to the front aspect and radiator.

KITCHEN/DINER
14'3" x 12'2" (4.354 x 3.725)
Open plan kitchen diner with wall, base and drawer units, inset one and a half bowl sink with mixer tap, tiled splashbacks, integrated dishwasher and fridge freezer and double oven, plumbing for a washing machine.
Dining area separated with breakfast bar.
Double glazed door to the rear garden and double glazed window to the rear aspect.

FIRST FLOOR LANDING
With access to loft hatch.

BEDROOM 1
11'1" x 10'9" (3.4 x 3.28)
With double glazed window to the front aspect, radiator and carpeted flooring.

BEDROOM 2
12'2" x 9'5" (3.71 x 2.89)
Double glazed window to the rear aspect, radiator and laminate flooring.

BEDROOM 3
9'4" x 6'6" (2.85 x 2.001)
Double glazed window to the rear aspect, radiator and laminate flooring.

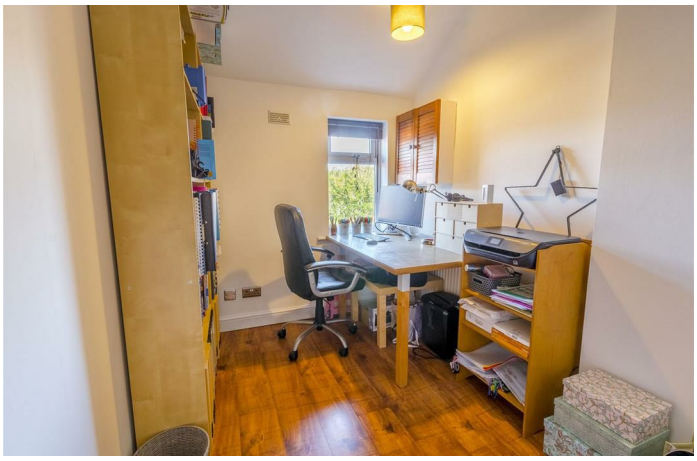
BATHROOM
Incorporating a three piece suite comprising bath with mains powered shower over, wash hand basin and low flush WC and double glazed frosted window to the front aspect.

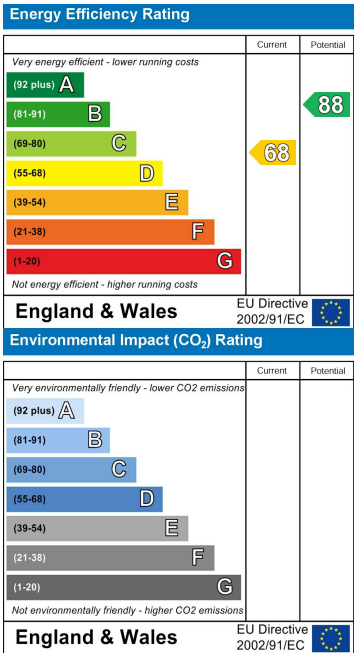
OUTSIDE
To the front of the property is a block paved space. The rear garden has a paved seating area with lawn beyond and pathway leading to the garden shed at the very rear of the garden and fenced boundaries surrounding.

DIRECTIONAL NOTE
From our Stapleford office turn right and proceed along Warren Avenue and follow the bend in the road round on to Frederick Road. Turn left again back on to Warren Avenue and proceed down the road. Turn left on to Shanklin Drive and the property can be found on the right identified by our for sale board.

REF: 7411CW

AGENTS NOTE
The vendor is buying a new build property that is due to complete June/July 2022. This is the expected date of completion to link to the sale.





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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