Robert Ellis

look no further. . .

Sisley Avenue
Stapleford, Nottingham NG9 7HU

A THREE BEDROOM SEMI DETACHED HOUSE.

£255,000 Freehold

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A three bedroom semi detached house located in a prime position in Stapleford.

Offered for sale in a ready to move into condition, with feature including two reception rooms, modern fitted kitchen, gas fired central heating, double glazing and a generous uPVC conservatory enjoying aspects over the rear garden.

Located in this fantastic residential suburb, great for families and commuters alike as schools for all ages are within walking distance, as is open space and parks, as well as a regular bus service. The town centre is also within easy reach. A few minutes drive away can be found the A52 for Nottingham, Derby and Junction 25 of the M1 motorway, as well as the park and ride for the tram.

A block paved driveway provides off-street parking at the front. There is currently a gate and fence at the side of the property leading to a further driveway which could be removed to provide additional parking which in turn leads to a detached garage. The rear gardens are landscaped with ease of maintenance in mind.

We anticipate a strong demand for this property and therefore recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Double glazed window, front entrance door, stairs to the first floor with understairs store cupboard.

LOUNGE
12'11" x 10'1" (3.96 x 3.08)
Coal effect gas fire, radiator, double glazed window to the front and partially open to dining room.

DINING ROOM
10'9" x 9'1" (3.28 x 2.77)
Radiator and double glazed door to conservatory.

KITCHEN
10'0" x 7'4" (3.05 x 2.25)
Incorporating a fitted range of wall, base and drawer units with work surfacing and inset single and half bowl sink unit with single drainer. Built-in electric oven, halogen hob and extractor hood over. Integrated fridge and freezer, plumbing and space for washing machine. Double glazed window to the side and double glazed door to the conservatory.

CONSERVATORY
7'8" x 16'4" (approx) (2.35 x 5 (approx))
uPVC double glazed with a recently replaced glass roof which is coated with a self cleaning finish, radiator, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
Double glazed window, hatch with ladder to partially boarded loft.

BEDROOM ONE
12'2" x 9'10" (3.73 x 3.02)
Fitted wardrobes to one wall, radiator, double glazed window to the front.

BEDROOM TWO
10'9" x 10'1" (3.28 x 3.09)
Built-in airing cupboard with hot water cylinder. Radiator, double glazed window to the rear.

BEDROOM THREE
9'9" x 6'5" (2.99 x 1.98)
Fitted cupboard radiator, double glazed window to the front.

BATHROOM
6'11" x 6'9" (2.12 x 2.07)
Incorporating a modern white three piece suite comprising pedestal wash hand basin, low flush WC and bath with shower over. Heated towel rail, partially tiled walls, double glazed window.

OUTSIDE
To the front the garden is laid to lawn with shrub beds. A block paved driveway provides off-street parking to the front. There is currently a pedestrian gate and fence panel enclosing the side driveway which could be removed to provide additional off-street parking which in turn leads to the garage. The rear garden is enclosed and landscaped with ease of maintenance in mind with gravel, patio area and bedding.

GARAGE
20'0" x 7'10" (6.12 x 2.39)
Up and over door to the front. light and power, and curtesy door at the side.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. At the brow of the hill, turn left onto Blake Road and follow the road along, taking the right fork onto Sisley Avenue.

Ref: 7891PS

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

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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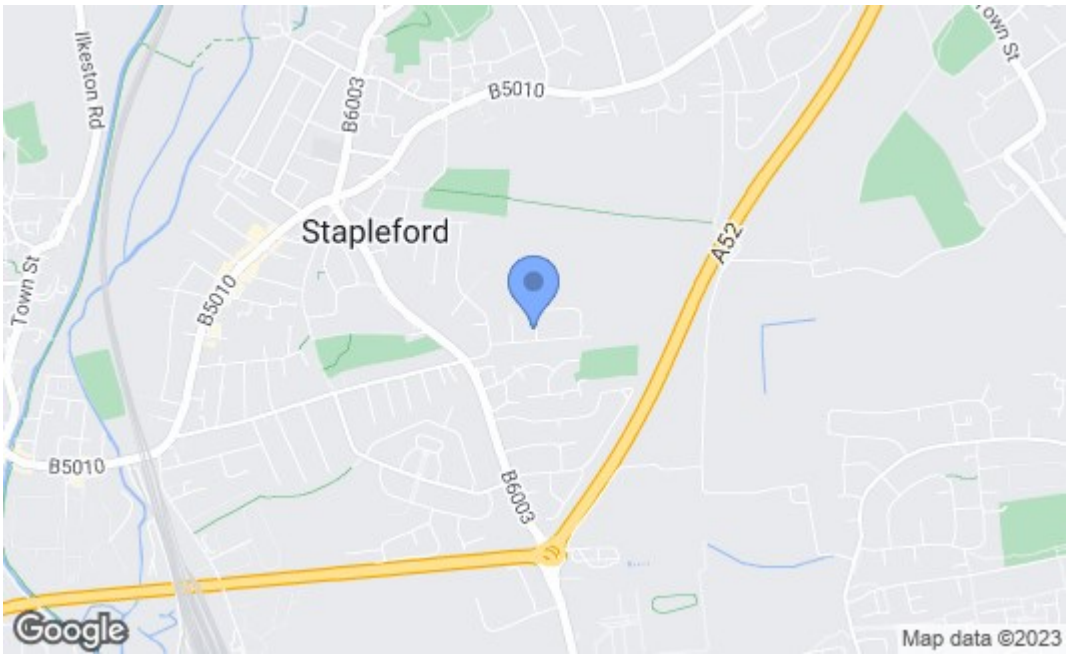

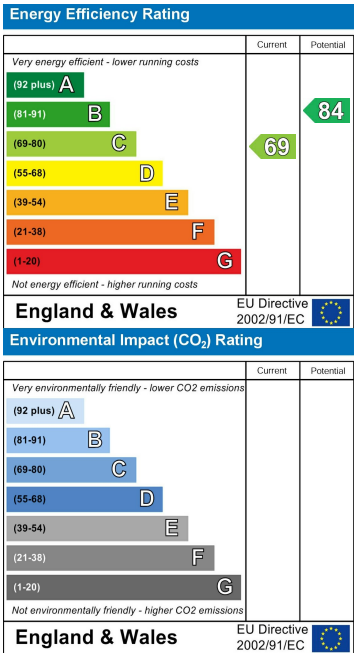

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