Robert Ellis

look no further...

Sefton Avenue
Stapleford, Nottingham NG9 8EA

A SURPRISINGLY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE

£220,000 Freehold

A SURPRISINGLY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE.

This property benefits from a generous rear ground floor extension which provides for a utility room, opening through to a modern fitted kitchen. The living and dining room have been opened up to provide a light and spacious family space.

Other features to this property include gas central heating, served from a combination boiler, and recently updated and contemporary shower room/w.c.

The property benefits from off street parking to the front, expansive rear gardens offering a great safe haven for families to relax and play.

Situated in this popular residential suburb, great for families and commuters alike as schools for all ages are within easy reach, as are regular bus services, recreation ground and open space. The town centre of Stapleford is no more than ½ mile walk away and there are good road networks to the A52 which links Nottingham and Derby as well as J25 of the M1 motorway, as well as the nearby larger market town of Beeston.

This property is offered for sale in a ready to move into condition with immediate vacant possession and an internal viewing is recommended.

Entrance Porch
Double glazed window and front entrance door, further door to:

Hallway
Stairs to the first floor with understairs store cupboard, doors to living/dining room and utility.

Living/Dining Room
24'7" x 10'11" overall approx (7.5m x 3.34m overall approx)
Coal effect gas fire with Adam style surround, radiator, double glazed bay window to the front with blinds and double glazed patio door with blinds to the rear. Connecting door to:

Kitchen and Utility
19'8" x 5'8" to 7'11" approx (6m x 1.74m to 2.42m approx)
The utility area has wall and base units, work surfacing, radiator and a space for an American style fridge freezer. The utility then open through into the main kitchen where there is a modern fitted range of wall, base and drawer units with work surfacing and inset 1½ bowl sink unit with single drainer, built-in electric oven, gas hob and extractor hood over. Plumbing and space for a washing machine, double glazed windows to the rear. Double glazed rear exit door.

First Floor Landing
Double glazed window, doors to bedrooms and shower room.

Bedroom 1
11'4" x 8'10" approx (3.46m x 2.71m approx)
Bedroom furniture including wardrobes, eye level storage cupboards above bed head. Radiator, double glazed window to the front.

Bedroom 2
12'9" x 11'1" approx (3.9m x 3.4m approx)
Fitted bedroom furniture including wardrobes, vanity area with eye level storage units, bedside cabinets, cupboard housing Worcester Combination boiler (for central heating and hot water). Radiator, double glazed window to the rear.

Bedroom 3
8'3" x 6'8" approx (2.54m x 2.04m approx)
Fitted wardrobes, radiator, double glazed window to the front.

Shower Room
Incorporating a nearly new three piece suite comprising wash hand basin with vanity unit, low flush w.c. and a large low profile shower tray and enclosure with shower screen, thermostatic controlled shower. Feature tiling to the walls, heated towel, double glazed window.

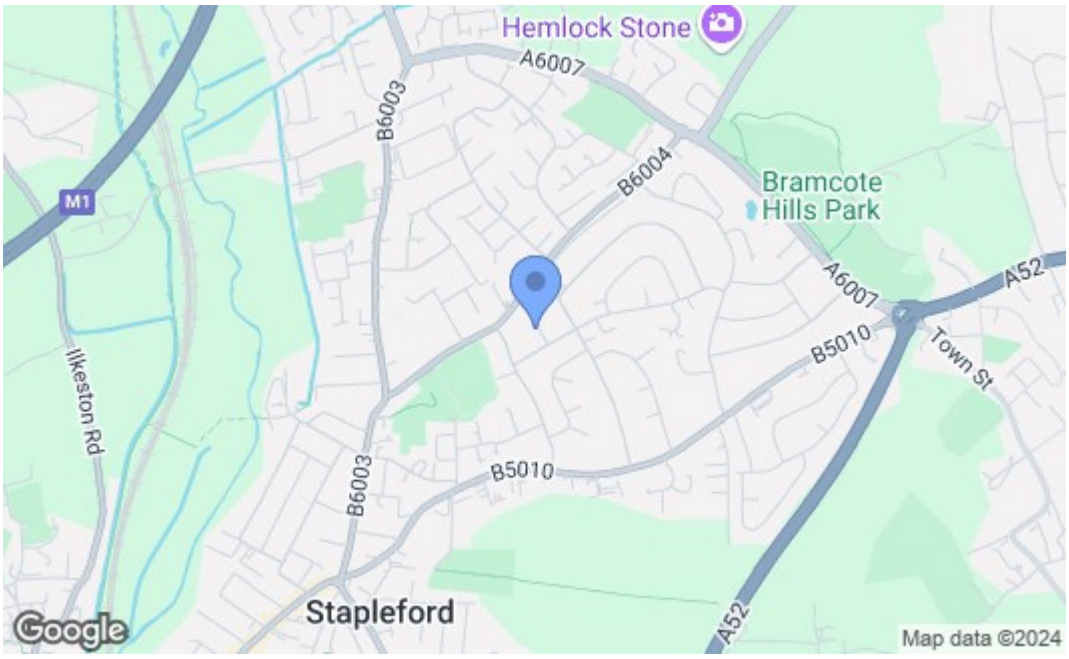
Outside
To the front there is a forecourt providing off street parking, flower/shrub bed and partially fenced in boundaries. There is gated pedestrian access at the side of the house leading to the rear garden.

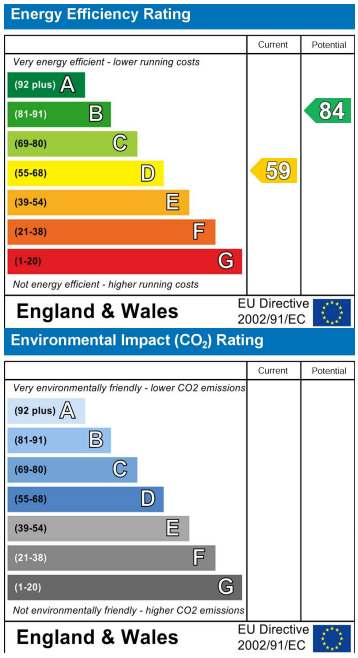
The rear garden offers a large and family friendly space with patio area beyond the rear elevation and steps leading to a lower garden laid to lawn. A pathway runs through this with mature evergreen trees separating this part of the garden to the second garden where there is a further lawn, flanked to one side with evergreen shrub border and pathway to one side which leads to the foot of the plot where a garden shed can be found.

Directions
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights. Turn left onto Church Street. Follow the road along taking the right fork onto Hickings Lane, continue along the road turning second right onto Sefton Avenue. Follow the road along where the property can be found on the right hand side, identified by our for sale board.

Council Tax
Broxtowe Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Unknown
Phone Signal – Unknown
Sewage – Mains supply
Flood Risk – Rivers no risk, surface water medium
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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