Robert Ellis

look no further. . .

Albert Avenue
Stapleford, Nottingham NG9 8ET

A THREE BEDROOM END OF TERRACE HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£190,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL THREE BEDROOM END OF TERRACE HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, generous living room and full width dining kitchen. The first floor landing provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached garage and generous rear garden with gated access onto the fields beyond.

The property is location within walking distance of Stapleford town centre which offers a wide variety of national and independent retailers and shopping facilities, as well as easy access to excellent schooling for all ages such as William Lilley, Fairfield and George Spencer. Good transport links to and from the surrounding area are nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus and the i4 bus service.

With fantastic views over open fields from the first floor, we believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.

ENTRANCE HALL
4'1" x 4'0" (1.25 x 1.24)
Composite panel front entrance door, radiator, coat pegs, turning staircase rising to the first floor, door to living room.

LIVING ROOM
13'6" x 13'4" (4.13 x 4.08)
Double glazed window to the front (with fitted blinds), radiator, media point, central chimney breast incorporating decorative Adam-style fire surround with a tiled hearth, door to dining kitchen.

DINING KITCHEN
17'0" x 8'11" (5.20 x 2.74)
The kitchen comprises a matching range of fitted handle-less base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashback. Fitted Zanussi four ring gas hob with oven beneath, space for full height fridge/freezer, plumbing for washing machine, matching breakfast bar space with tiled splashback, double glazed window to both the side and the rear (the rear with fitted blinds), radiator, telephone point, uPVC panel and double glazed exit door to outside, useful understairs storage pantry with shelving, lighting and electrical consumer unit.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, double glazed window to the side and loft access point.

BEDROOM ONE
12'0" x 8'7" (3.68 x 2.64)
Double glazed window to the rear (with fitted blinds) making the most of the fantastic views over neighbouring farmland and towards St. Gile's Church in Sandiacre, radiator.

BEDROOM TWO
10'2" x 10'1" (3.11 x 3.08)
Double glazed window to the front, radiator, storage closet.

BEDROOM THREE
9'1" x 7'8" (2.78 x 2.34)
Double glazed window to the rear (with fitted blinds) making the most of the views over the fields beyond, radiator.

BATHROOM
6'9" x 6'1" (2.08 x 1.86)
Modern white three piece suite comprising panel bath with mixer tap and handheld shower attachment over, push flush WC, wash hand basin. Tiling to the walls, double glazed window to the side, wall mounted bathroom cabinet, radiator.

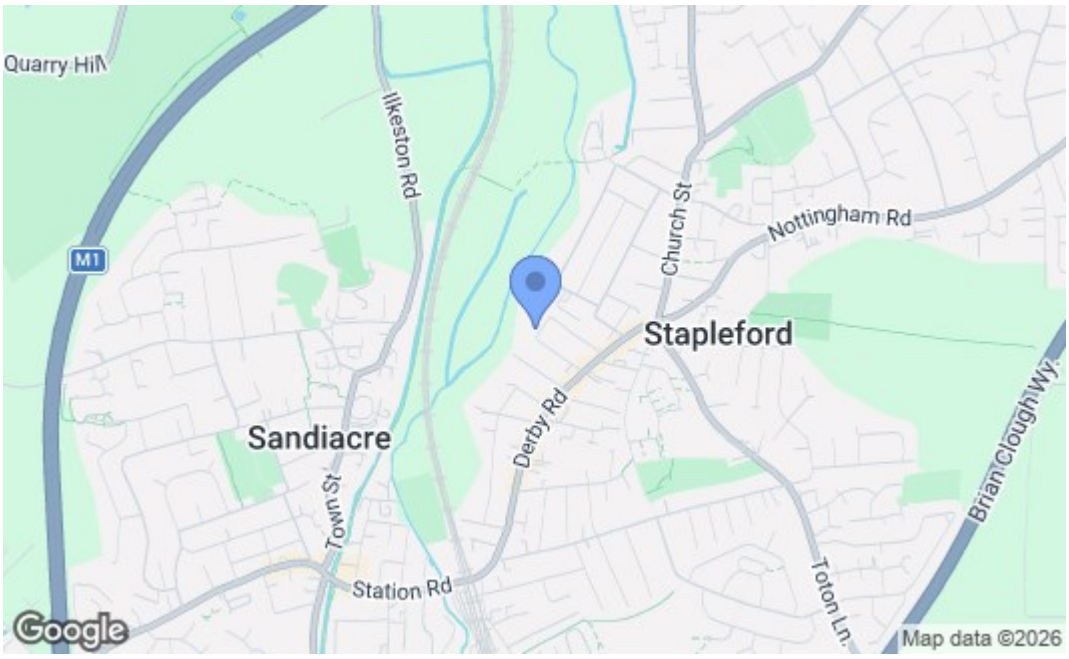
OUTSIDE
To the front of the property, there is a block paved driveway leading down the left hand side of the house providing off-street parking for several vehicles which leads to the detached garage and pedestrian gated access into the rear garden. The front garden has a lawn with planted borders housing a variety of bushes and shrubbery.

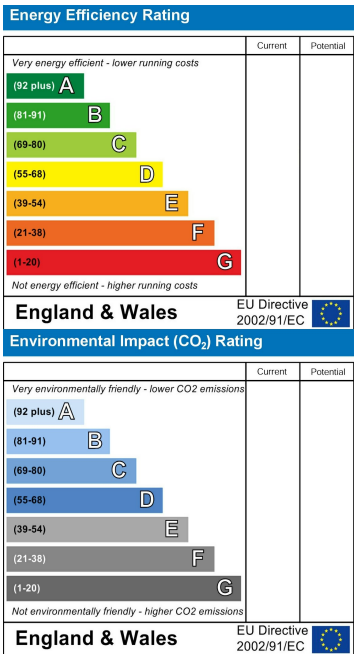
TO THE REAR
The rear garden is of a generous size, ideal for families, with an initial paved patio seating area (ideal for entertaining), decorative gravel stone chippings. The garden then drops down to the lower part of the garden which has a lawn to the left with planted beds and borders. To the right, there is an additional paved patio seating area, decorative gravel stone chipping, enclosed by hedgerows to the boundary line with rear access pedestrian gate leading onto the fields beyond. Within the garden, there is also a useful garden store, external lighting point and pedestrian gated access leading to the front.

BOILER HOUSE
Accessed via the rear garden and houses the gas fired combination boiler for central heating and hot water, useful water tap.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking a right hand turn onto William Road. Follow the bend in the road to the right onto Albert Avenue and the property can be found on the right hand side, identified by our For Sale board.





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.