Robert Ellis

look no further. . .

A THREE BEDROOM MID TOWN HOUSE.

Albany Court
, Stapleford NG9 8LB

Asking Price £160,000 Freehold

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A PARTICULARLY DECEPTIVE THREE BEDROOM MID TOWN HOUSE.

This family size property benefits from gas fired central heating served from a combination boiler, double glazed windows and briefly comprises entrance hall, lounge, kitchen and separate dining room to the ground floor. To the first floor the landing provides access to three bedrooms, bathroom and separate WC.

The property fronts a pedestrianised three-lined avenue and to the rear vehicle access is provided by a service road, where there is on street parking. The rear garden is enclosed and currently hard landscaped with paving for ease of maintenance.

Situated in this established residential suburb and conveniently placed within a mile of Stapleford town centre, walking distance of regular bus service, local schools are within easy reach, along with open space and playing fields. For those wishing to commute further afield, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway are a short drive away.

The property is currently tenanted and the tenants have expressed an interest wishing to remain, therefore making this an ideal buy to let opportunity, although vacant possession can also be granted making this an ideal first time purchase.

ENTRANCE HALL
Double glazed window and front entrance door, stairs to the first floor, doors to the lounge and kitchen.

LOUNGE
14'11" x 10'11" (4.56 x 3.33)
Radiator, double glazed window to the front. Glazed double doors to the dining room.

DINING ROOM
9'0" x 8'0" (2.75 x 2.46)
Radiator, double glazed patio door to the rear garden and opening to kitchen.

KITCHEN
11'6" x 9'6" (3.52 x 2.90)
Fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven and gas hob with extractor hood over. Plumbing for washing machine and appliance space. Double glazed window to the rear and door to the walk-in store cupboard.

WALK-IN STORE CUPBOARD
13'10" x 3'9" (4.22 x 1.16)
uPVC double glazed windows and door to the rear garden.

FIRST FLOOR LANDING
Loft hatch, doors to bedrooms, bathroom and separate WC.

BEDROOM ONE
11'8" x 11'1" (3.56 x 3.39)
Radiator, double glazed window to the front.

BEDROOM TWO
11'10" x 9'4" (3.62 x 2.86)
Linen Cupboard housing gas cobination boiler. Radiator, double glazed window to the rear.

BEDROOM THREE
8'9" x 8'2" (2.69 x 2.51)
Radiator, double glazed window to the front.

BATHROOM
Incorporating a two piece suite comprising a wash hand basin and panel bath with mixer shower attachment over. Tiling to walls and double glazed window.

SEPARATE WC
Housing a low flush WC, double glazed window.

OUTSIDE
The property has a semi open plan front garden laid to barked bedding with mature shrubs. The rear garden is enclosed and hard landscaped with paving for ease of maintenance and there is a pedestrian gate at the foot of the plot leading to the service road to the rear where there is on street parking.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Take the right fork onto Hickings Lane and follow the road along and take the second left onto Braddon Avenue. Follow the road and Albany Court is the second court on the right hand side and the property can be identified by our For Sale board.

Ref. 7629PS

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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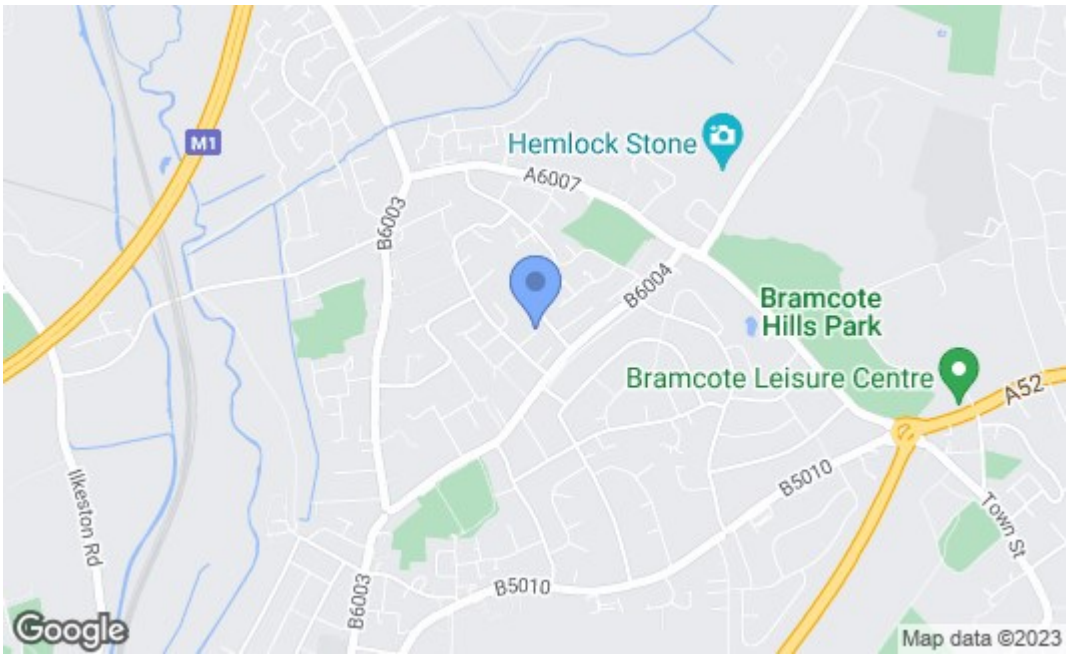

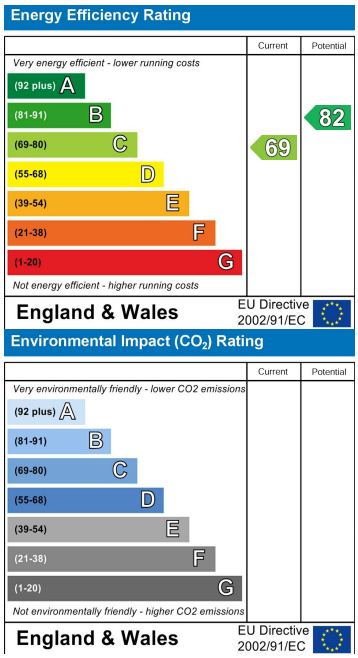

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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