Robert Ellis

look no further. . .







West End Street
Stapleford, Nottingham NG9 7DA

A TWO BEDROOM SEMI DETACHED HOUSE.

£165,000 Freehold



A two double bedroom semi detached house recently refurbished and offered for sale in a ready to move into condition.

Features of this property include a newly fitted kitchen, upgraded electrics, gas fired central heating served from a newly installed combination boiler, new floor coverings to the ground floor and decorated throughout. The property also benefits from double glazed windows throughout.

Situated on this small, no-through road, a stone's throw from Stapleford town centre and the main high street itself, which offers a good variety of national and independent retailers and services to cater for all needs. There is a regular bus service that links Nottingham and Derby, as well as passing by Beeston town centre, Nottingham University and Queen's Medical Centre.

Resident's permit parking is available through the Local Authority and the property enjoys easy to maintain rear gardens finished with gravel.

We believe this property will be ideal for first time buyers, as well as those looking to downsize or as a possible long term buy to let investment.

An internal viewing is recommended.





LOUNGE
12'4" x 12'7" (3.77 x 3.85)
Period-style cast iron fireplace with wood surround, radiator, meter cupboard, double glazed window and front entrance door. Door to inner lobby.

INNER LOBBY
Door leading to half cellar. Door to dining room.

DINING ROOM
12'4" x 12'6" (3.77 x 3.82)
Radiator, inset cast iron log burner, double glazed window to the rear.

KITCHEN
9'10" x 7'1" (3 x 2.16)
New fitted range of wall, base and drawer units, with worktops and inset stainless steel sink unit with single drainer. Brand new electric fan assisted oven, gas hob, extractor hood over. Under-counter space for fridge, etc. Recently installed wall mounted gas combination boiler (for central heating and hot water), radiator, double glazed window and door to the rear.

UTILITY
6'11" x 3'8" (2.11 x 1.12)
Plumbing and space for washing machine, worktop, double glazed window to the rear. Concertina doors opening to cloaks/WC.

CLOAKS/WC
Two piece suite comprising wash hand basin and low flush WC, double glazed window.

FIRST FLOOR LANDING
Radiator, hatch and ladder to loft space.

BEDROOM ONE
12'4" x 12'7" (3.76 x 3.86)
Store cupboard, radiator, double glazed window to the front.

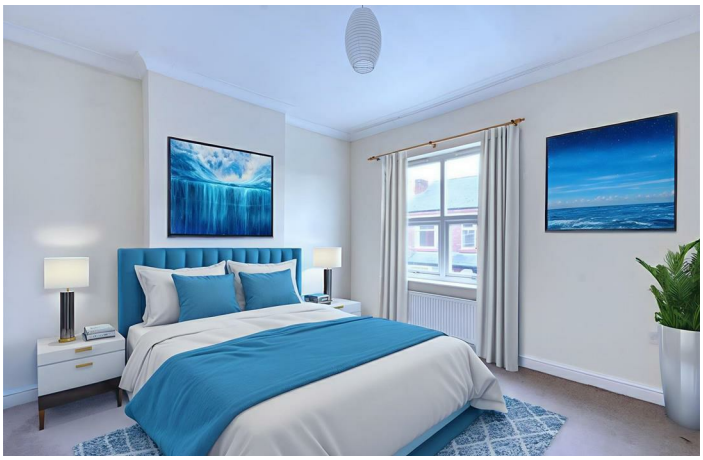
BEDROOM TWO
12'5" x 9'6" (3.79 x 2.90)
Radiator, double glazed window to the rear.

BATHROOM
13'10" x 7'3" (4.23 x 2.22)
Three piece suite comprising pedestal wash hand basin, low flush WC, panel bath with mixer shower attachment and screen over. Partially tiled walls, radiator, double glazed window.

OUTSIDE
To the front, the property abuts the pavement with gated pedestrian access at the side of the house leading to the rear garden. There is a paved area beyond the rear elevation and the garden is laid to gravel for ease of maintenance. Outside tap.

AGENTS NOTE
The property was involved in a flood event in October 2023. The refurbishment works are as a result of an insurance claim.

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



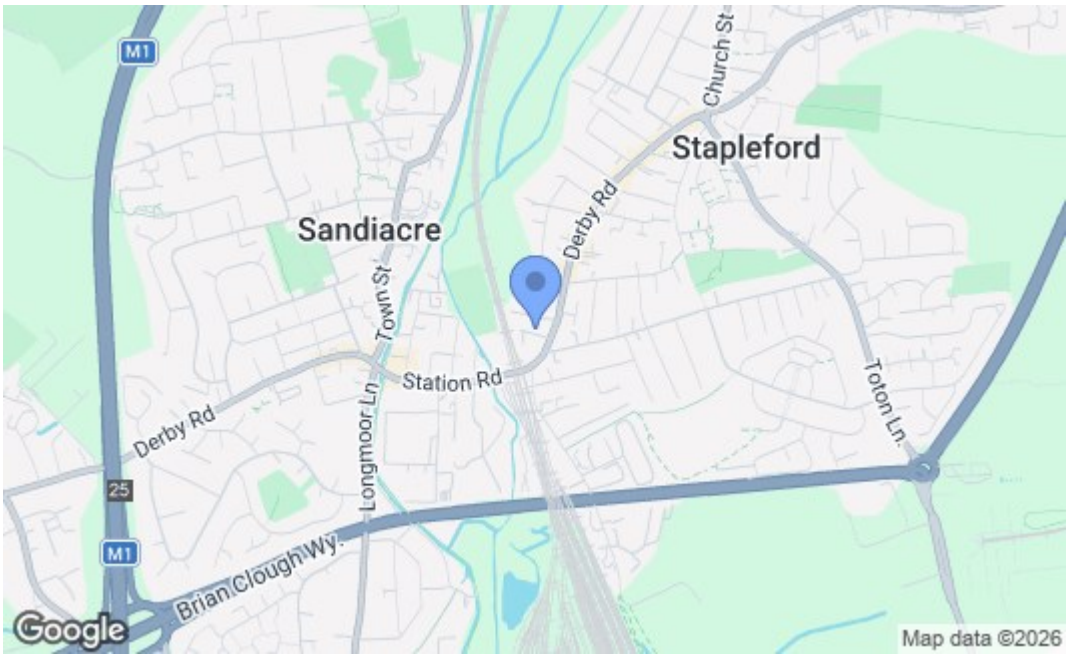


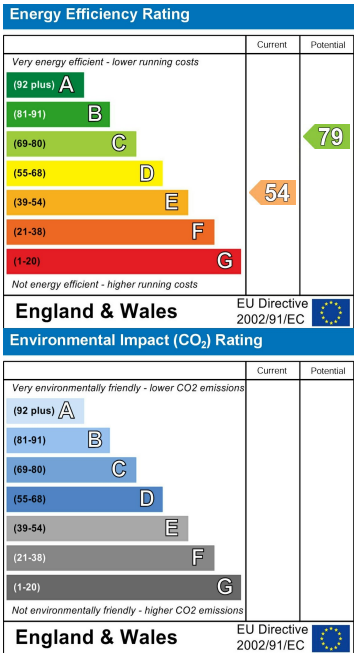












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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