

Albany Court
Stapleford, Nottingham NG9 8LB

A THREE BEDROOM SEMI DETACHED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.

Offers Over £155,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE LOCATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT.

With accommodation over two floors the ground floor comprises an entrance hall, living room, open plan dining kitchen and utility pantry. The first floor landing then provides access to three bedrooms, shower room and separate WC.

The property also benefits from gas fired central heating from a combination boiler, uPVC double glazing and enclosed garden space to the rear.

The property is located within this popular and established residential location in close proximity of excellent nearby schooling for all ages. There is also easy access to the shops and services within Stapleford town centre, and a variety of transport links to the nearby area such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property will make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



ENTRANCE HALL

12'3" x 5'7" (3.75 x 1.72)

uPVC panel and double glazed front entrance door, full height double glazed window to the side of the door, staircase rising to the first floor with useful understairs storage area, radiator, panel and glazed door to the dining kitchen.

DINING KITCHEN

20'9" x 9'6" (6.35 x 2.92)

Equipped with a contrasting range of fitted base and wall storage cupboards with tiled and roll top work surface space, inset single sink with double drainer, space for cooker, plumbing for washing machine, double glazed window to the rear, uPVC panel and double glazed exit door to the utility pantry, panel and glazed door back to the hallway. Opening through to the dining area where there is space for dining table and chairs, radiator, double glazed French doors opening out to the rear garden, wall mounted gas fired combination boiler (installed approx 5 years ago) (for central heating and hot water purposes). Opening through to living room.

LIVING ROOM

14'11" x 12'4" (4.56 x 3.77)

Double glazed window to the front, radiator, coving, media points.

UTILITY PANTRY

14'2" x 4'5" (4.32 x 1.37)

uPVC panel and double glazed exit door to the rear garden. Additional window to the side (not double glazed). Fitted wall storage cupboard, power and lighting points.

FIRST FLOOR LANDING

Doors to all three bedrooms, shower room and separate WC. Loft access point.

BEDROOM ONE

11'9" x 11'1" (3.60 x 3.38)

Double glazed window to the rear, radiator, coving, media point.

BEDROOM TWO

11'10" x 9'6" (3.61 x 2.92)

Double glazed window to the rear, radiator, TV point, storage cupboard.

BEDROOM THREE

8'9" x 7'8" (2.67 x 2.34)

Double glazed window to the front.

SHOWER ROOM

5'5" x 4'3" (1.67 x 1.31)

Walk-in shower cubicle with anti-slip flooring and Mira electric shower, wash hand basin, fully tiled walls, double glazed window to the rear, radiator, extractor fan.

SEPARATE WC

4'7" x 2'11" (1.40 x 0.89)

Housing the low flush WC, double glazed window to the rear.

OUTSIDE

At the front of the property there is a low maintenance garden being predominantly paved with flowerbeds ready for planting. Pathway to front entrance door.

TO THE REAR

The rear garden is designed for ease of maintenance being predominantly paved with flowerbeds housing a variety of mature bushes and shrubbery. Rear access gate, greenhouse, external lighting point, water tap.

DIRECTIONAL NOTE

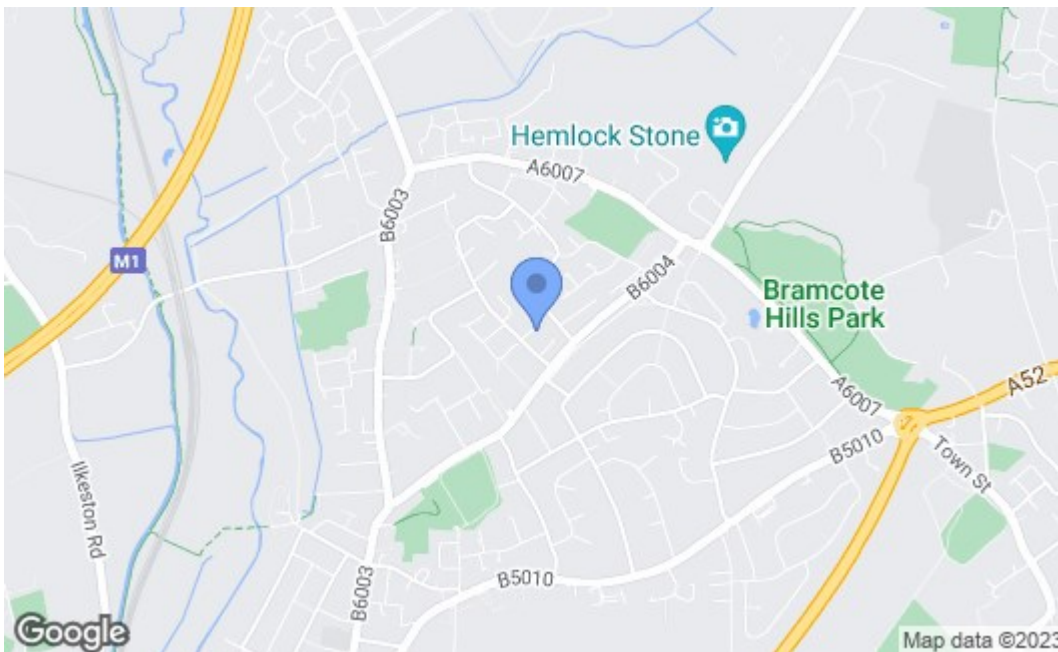
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Upon approaching Hickings Lane Medical Centre, take a left hand turn onto Melbourne Road, and the property can be found visible on the left hand side, identified by our For Sale board. Ref: 8217NH





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.