Robert Ellis

look no further. . .

A THREE BEDROOM MID TERRACED HOUSE.

Manor Avenue
Stapleford, Nottingham NG9 8GE

£175,000 Freehold

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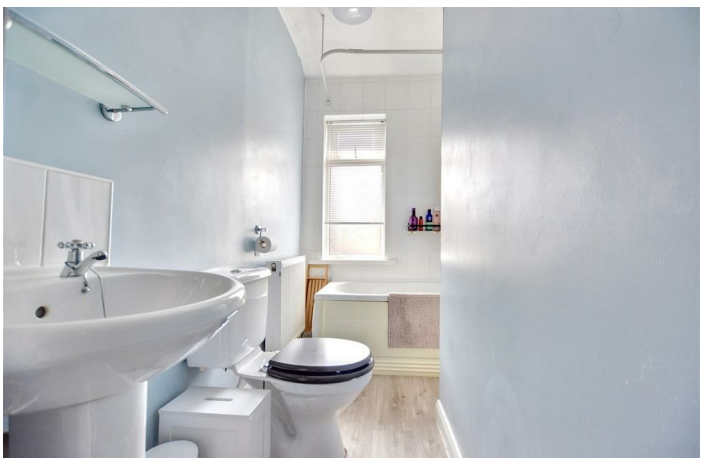
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED AND SPACIOUS, BRIGHT AND AIRY THREE BEDROOM MID TERRACED HOUSE SITUATED ONLY A SHORT WALK FROM STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall/lobby, living room and dining kitchen spanning the full width of the property. The first floor landing then provides access to three bedrooms and a bathroom suite.

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

The property sits within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to a vast array of nearby schooling for all ages, as well as good transport links for those needing to commute, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service.

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



ENTRANCE HALL
4'1" x 3'3" (1.25 x 1.01)
uPVC double glazed front entrance door, tiled floor, radiator, staircase rising to the first floor, door to living room.

LIVING ROOM
12'6" x 11'3" (3.83 x 3.43)
Double glazed window to the front, radiator, media points, coving, wall lights. Feature Adam-style fire surround with tiled insert and hearth, door to kitchen.

DINING KITCHEN
14'2" x 9'10" (4.34 x 3.02)
Equipped with a matching range of fitted base and wall storage cupboards, with laminate style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Tiled splashback, space for cooker and space for full height fridge/freezer. Plumbing for washing machine, double glazed window to the rear, uPVC panel and double glazed exit door leading out to the garden, wall mounted Hideaway consumer box, radiator, laminate flooring, ample space for dining table and chairs, coving, useful understairs storage cupboard/pantry housing the gas meter.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, loft access point to a partially boarded and insulated loft space.

BEDROOM ONE
11'4" x 9'7" (3.46 x 2.94)
Double glazed window to the front, radiator, fitted wardrobes with matching overhead storage cupboards.

BEDROOM TWO
11'4" x 8'1" (3.46 x 2.48)
Double glazed window to the rear overlooking the rear garden (with fitted blind), radiator.

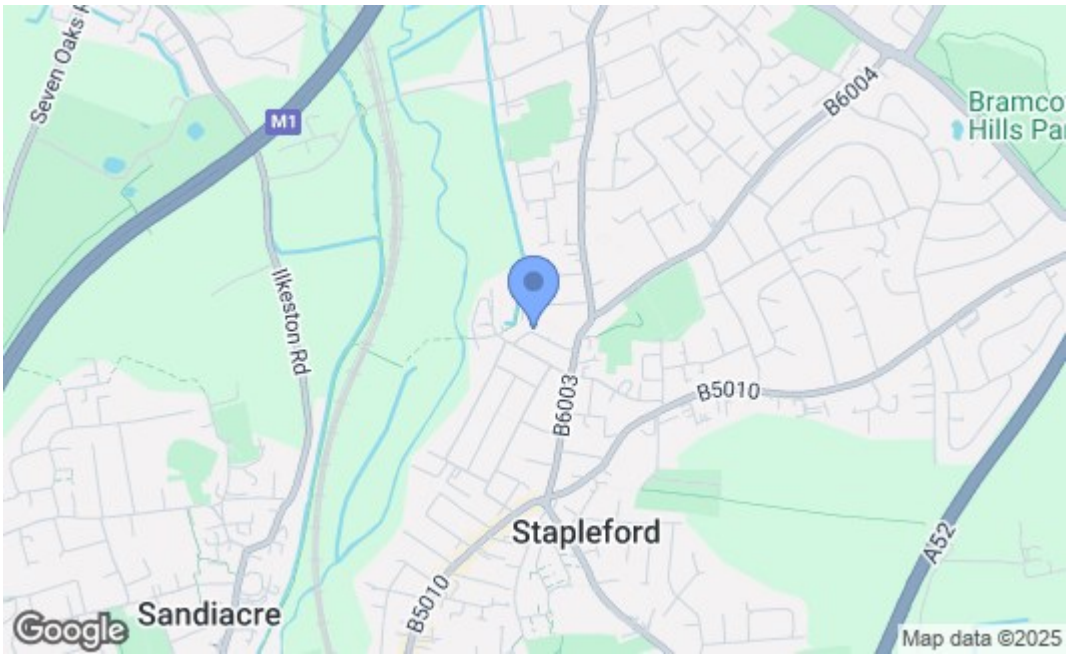
BEDROOM THREE
9'6" x 8'8" (2.91 x 2.66)
Double glazed window to the rear, radiator, boiler cupboard housing the gas fired combination boiler (serviced in January 2025).

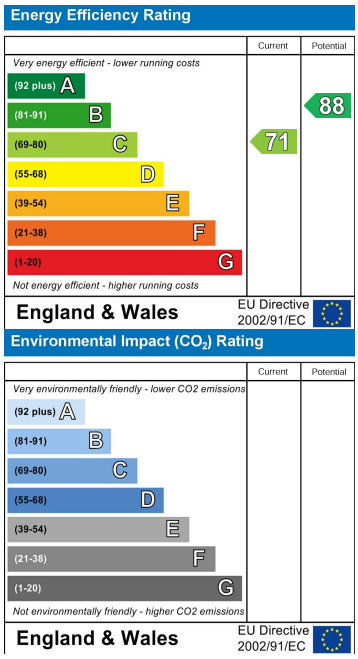
BATHROOM
10'0" x 6'5" (3.07 x 1.96)
Three piece suite comprising panel bath with mains shower over, wash hand basin with tiled splashback, push flush WC. Partially tiled walls, double glazed window to the front (with fitted blinds), radiator.

OUTSIDE
To the front of the property there is a pedestrian wrought iron gate and pathway providing access to the front entrance door, enclosed garden area with dwarf brick wall and timber fencing to the boundary line with decorative plum slate chippings.

TO THE REAR
The rear garden is of a good depth being enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. The garden is split into various sections offering an initial paved patio seating area with decorative coloured chippings and set within a rockery bed. This then leads onto a central lawn section with flower borders housing a variety of bushes, shrubs and trees. To the foot of the plot there is a further gravel garden incorporating a useful timber storage shed. Within the garden there is a useful external brick utility store (with power and lighting cable) and there is a pedestrian gate and access leading to the front. The garden also benefits from an external water tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take a left hand turn onto Manor Avenue and follow the bend in the road, 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.

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