Robert Ellis

*look no further. . .*

'Stanley Villas', Warren Avenue
Stapleford, Nottingham NG9 8EY

A TARDIS LIKE THREE BEDROOM MID TERRACED HOUSE

**Offers Over £170,000 Freehold**

0115 949 0044

/robertellisestateagent

@robertellisea

VIEWING SLOTS NOW FULL FOR THIS PROPERTY - EMAIL STAPLEFORD@ROBERTELLIS.CO.UK TO GO ON THE RESERVE LIST

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TARDIS LIKE THREE BEDROOM BAY FRONTED TERRACED HOUSE, SITUATED A STONES THROW AWAY FROM STAPLEFORD TOWN CENTRE.

With accommodation over two floors comprising open porch to entrance hall, through, living room, dining room and kitchen to the ground floor. The first floor landing then provides access to three good size bedrooms and a spacious bathroom.

Other benefits to the property include gas fired central heating, double glazing and generous rear garden.

The property sits a stones throw away from the shops, services and amenities within Stapleford town centres There is also easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust and for those needing to commute there are also links to the A52 for Nottingham and Derby, i4 bus route, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and highly encourage an internal viewing.

ENTRANCE HALL
11'7" x 3'5" (3.55 x 1.06)
Panel and glazed front entrance door, staircase rising to the first floor, radiator, decorative archways, coving and plasterwork and original tiled flooring.

LIVING ROOM
15'1" x 11'4" (4.6 x 3.46)
Walk-in double glazed box bay window, radiator, coving, dado rail, media points, Adam style fire surround incorporating marble insert and hearth with pebble effect fire, laminate flooring and meter cupboard. Double doors to the dining room.

DINING ROOM
12'11" x 11'10" (3.96 x 3.62)
Laminate flooring to match the living room, double glazed window to the rear with fitted blinds, radiator, spotlights and decorative open chimney breast.

KITCHEN
14'4" x 10'5" (4.37 x 3.2)
Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob, integrated eye level oven, plumbing for washing machine, space for full height fridge/freezer together with further under-counter kitchen appliance space., glass fronted crockery cupboards, radiator, inset 1½ bowl sink unit and draining board with central mixer tap, tiled splashbacks, double glazed window to the side with individually fitted roller blinds, wall mounted gas fired central heating combination boiler, spotlights, coving, radiator and panel and glazed door to outside.

FIRST FLOOR LANDING
Decorative spindle balustrade, access to all three bedrooms and bathroom, radiator with display cabinet and loft access point.

BEDROOM 1
17'1" x 11'0" (5.23 x 3.37)
UPVC double glazed window to the front, radiator and decorative coving.

BEDROOM 2
13'0" x 11'1" (3.98 x 3.39)
Double glazed window overlooking the rear garden, radiator and ornate decorative fireplace.

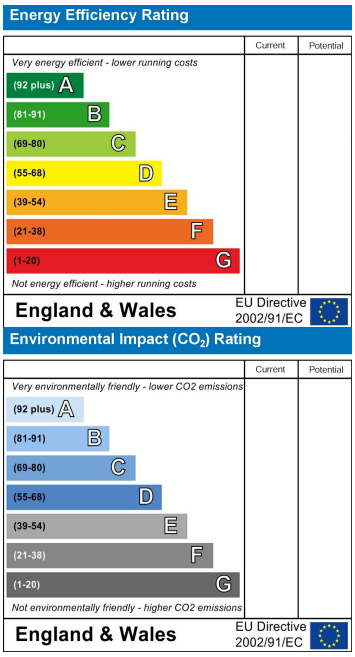
BEDROOM 3
9'10" x 5'1" (3.02 x 1.55)
Double glazed window to the rear and radiator.

BATHROOM
13'9" x 5'11" (4.21 x 1.82)
Modern white four piece suite comprising panel bath, separate tiled and enclosed shower cubicle with mains fed shower, push-flush w.c. and wash hand basin with mixer tap. Partial wall tiling, double glazed window to the rear with fitted blind, spotlights and heated chrome ladder towel radiator.

OUTSIDE
To the front of the property is a foregarden with brick boundary wall and pathway to the front entrance door. The rear garden is initially greeted by a courtyard style patio area, ideal for entertaining, providing access to two lockable brick stores, external water tap and gated access onto the rear part of the garden, separated by a right of passage for the neighbouring properties, beyond which is a split lawn section with central paved pathway providing access to the rear part of the garden, where there is a gravel and decked area.

DIRECTIONAL NOTE
From our Stapleford branch, turn immediately right onto Warren Avenue and just prior to the 'S' bend in the road, the property can be found on the left hand side, identified by our For Sale Board.

Ref: 7479nh




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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044