Robert Ellis

look no further. . .

Hemlock Avenue
Stapleford, Nottingham NG9 8DN

A TWO BEDROOM SEMI DETACHED HOUSE.

£160,000 Freehold

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A traditional bay fronted two double bedroom semi detached house.

This property comes to the market with NO UPWARD CHAIN and benefits from gas fired central heating served from a combination boiler and majority double glazed windows. The property will require an element of modernisation, which is reflected in the competitive asking price, allowing any incoming buyer to put their own mark upon it.

The accommodation comprises entrance hall, lounge with archway to dining kitchen, with double glazed conservatory beyond. To the first floor, the landing provides access to two double bedrooms and bathroom/WC.

The property is set back from the road with front garden and shared driveway. To the rear, the garden is enclosed and backs onto local playing/sports fields.

Situated in this popular residential suburb, conveniently located a short walk from Stapleford town centre, offering a variety of shops and facilities, including an Aldi and a regular bus service linking Nottingham and Derby. Local schools and the heath centre are nearby.

With a bit of imagination and good DIY skills, this property could be ideal for those looking to make their first steps onto the property ladder and make it into a great home.

ENTRANCE HALL
Double glazed front entrance door, radiator, stairs to the first floor.

LOUNGE
13'5" x 12'1" (4.10 x 3.70)
Radiator, double glazed bay window to the front, archway to dining kitchen.

DINING KITCHEN
15'2" x 10'2" (4.63 x 3.10)
Range of fitted wall and base cupboards with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing and space for washing machine, further appliance space. Understairs store cupboard housing the gas combination boiler (for central heating and hot water). Double glazed and single glazed windows to the rear elevation, uPVC rear exit door.

FIRST FLOOR LANDING
Window. Doors to bedrooms and shower room.

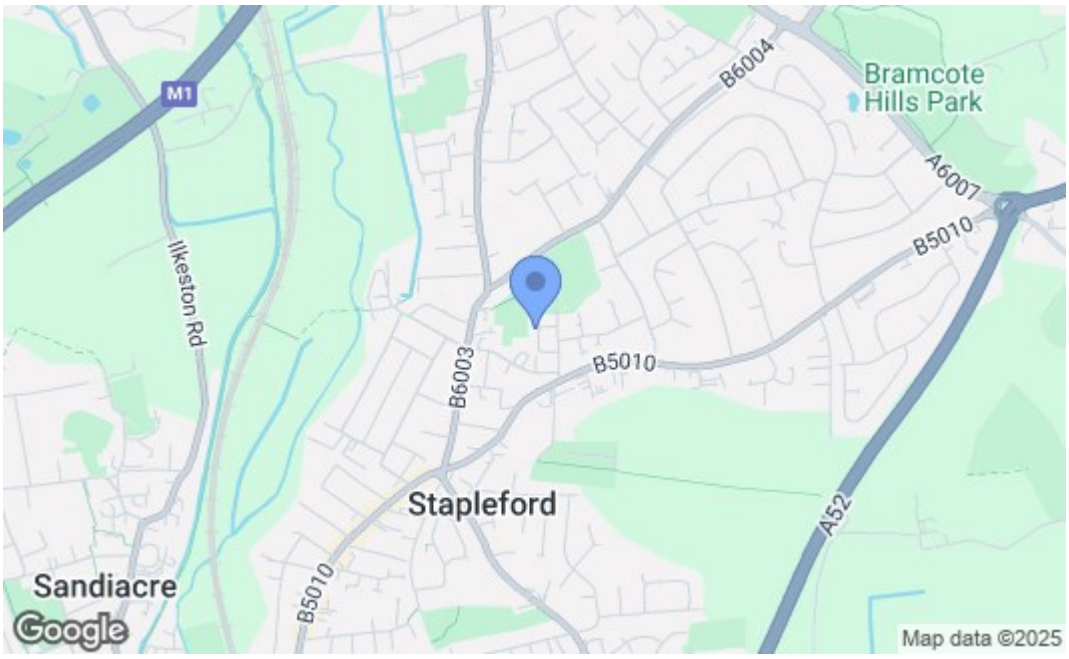
BEDROOM ONE
13'8" x 12'2" (4.17 x 3.71)
Overstairs cupboard, original cast iron fireplace, radiator, fitted wardrobes, double glazed window to the front.

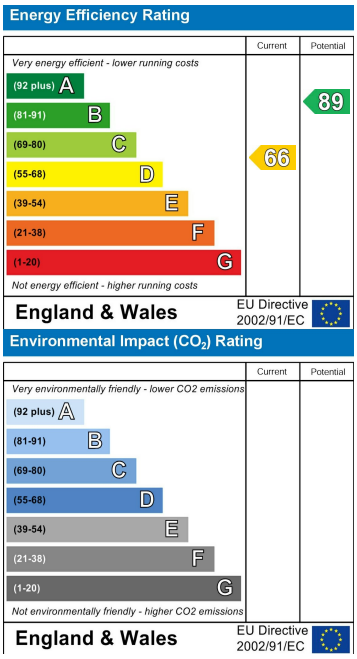
BEDROOM TWO
10'5" x 7'9" (3.20 x 2.38)
Fitted wardrobes, radiator, double glazed window to the rear.

SHOWER ROOM
6'9" x 7'0" (2.06 x 2.14)
A relatively modern three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower enclosure with thermostatically controlled shower. Composite splashbacks, heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road with a fenced-in front garden with mature bedding and shrubs. There is a gated shared driveway with pathway leading to the front door, access along the side of the property with further gate leading to the rear garden. The rear garden is fenced and enclosed with patio, gravel beds and ornamental trees.

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.