



**Brookhill Street**  
**Stapleford, Nottingham NG9 7GU**

**Offers Over £180,000 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE.



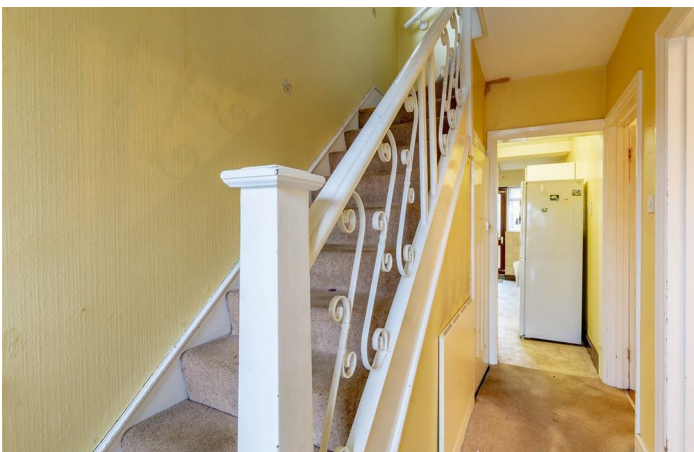
A traditional bay fronted three bedroom semi detached house.

Benefitting from a single storey extension to the rear to provide for a larger rear reception room and kitchen. The property has some double glazed windows, but would benefit from an element of modernisation/improvement, and offers great potential to both homeowners and property investors.

Situated within this popular residential suburb, ideal for families and commuters alike. There are schools for all ages including Fairfield and George Spencer Academies which are within walking distance, as are local amenities and the town centre itself. A short drive away there are the A52, Junction 25 of the M1 motorway and the park/ride for the Nottingham Tram.

There is a forecourt providing off-street parking to the front and particularly good sized rear gardens (although somewhat overgrown).

Offered for sale with immediate vacant possession. An internal viewing is recommended to appreciate the potential on offer.



## ENTRANCE HALL

Window and front entrance door, stairs to the first floor with understairs store cupboard.

## LOUNGE

18'2" x 10'0" (5.54 x 3.06)

Window to the rear.

## DINING ROOM

12'5" x 10'0" (3.8 x 3.07)

Radiator, double glazed bay window to the front.

## KITCHEN

14'11" x 7'1" (4.56 x 2.16)

Fitted wall and base cupboards with work surfacing and stainless steel sink unit with single drainer. Electric cooker point, plumbing for washing machine and appliance space. Window and door to the rear.

## FIRST FLOOR LANDING

Window, doors to bedrooms and bathroom.

## BEDROOM ONE

11'11" x 10'1" (3.65 x 3.09)

Double glazed bay window to the front.

## BEDROOM TWO

11'2" x 10'2" (less wardrobes) (3.42 x 3.10 (less wardrobes))

Currently with fitted wardrobes to one wall, double glazed window to the rear. Airing cupboard containing hot water tank.

## BEDROOM THREE

8'1" x 7'3" (2.48 x 2.21)

Double glazed window to the rear.

## BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and panel bath with electric shower over. Window.

## OUTSIDE

Forecourt providing off-street parking and gated pedestrian access at the side of the house leading to the rear garden. The rear garden is of generous size, although

somewhat overgrown, and the rear boundary backs onto Queen Elizabeth Park.

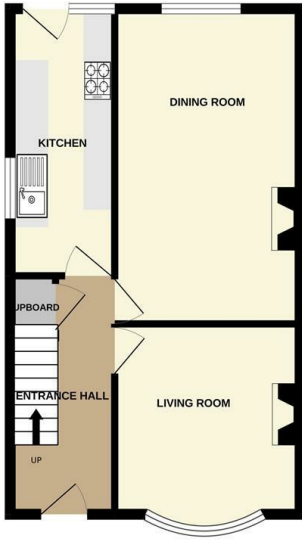
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Toton Lane. At the brow of the hill, turn right onto Brookhill Street and follow the road down where the property can be found on the right hand side identified by our For Sale board.

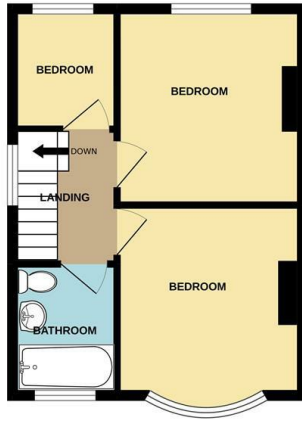
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GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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