



**Myrtle Avenue**  
**Stapleford, Nottingham NG9 7GR**

**£185,000 Freehold**

AN EXTENDED, BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTENDED, BAY FRONTED, WELL PRESENTED, THREE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

Situated within this popular location with favoured catchment of good nearby schooling such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

The accommodation is split over two floors and comprises entrance hall, bay fronted living room, dining room, open plan dining kitchen to the rear, lobby and bathroom to the ground floor. The first floor landing then provides access to three bedrooms and a separate w.c.

Externally, there are gardens to the front and rear, whilst the property also benefits from gas fired central heating from a combination boiler and double glazing.

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



#### ENTRANCE HALL

3'10" x 3'5" (1.17 x 1.05)

UPVC panel and double glazed front entrance door, laminate flooring and opening to living room.

#### LIVING ROOM

12'7" x 12'5" (3.86 x 3.79)

Double glazed bay window to the front with fitted blinds, radiator, laminate flooring, telephone/broadband points and opening to the dining area.

#### DINING AREA

11'9" x 9'10" (3.6 x 3)

Radiator, laminate flooring, meter cupboard housing the recently refitted electricity consumer board, open shelving, door to lobby and opening through to the dining kitchen area.

#### OPEN PLAN BREAKFAST/DINING/KITCHEN

15'1" (max) x 12'10" (4.61 (max) x 3.93)

The kitchen area comprises a range of recently refitted matching base and wall storage cupboards with soft-closing doors and drawers, square edge butchers block style work surfacing and inset four ring ceramic hob with extractor over and oven beneath. Plumbing for under-counter washing machine and dishwasher, double glazed window to the side, recently refitted wall mounted gas fired central heating combination boiler, laminate flooring, ample space for dining table and chairs, spotlights, radiator and double glazed UPVC French doors opening out to the rear garden.

#### INNER LOBBY

5'5" x 3'0" (1.67 x 0.93)

Laminate flooring, radiator, double glazed window to the side, stairs to first floor and door to bathroom.

#### BATHROOM

6'0" x 5'4" (1.84 x 1.65)

Three piece suite comprising 'P' shaped bath with folding shower screen and electric shower over, wash hand basin with central mixer tap and push-flush w.c. Fully tiled walls and floor and double glazed window to the side.



#### FIRST FLOOR LANDING

Feature diamond shaped double glazed window to the front, doors to all bedrooms and w.c. and access to the insulated loft space.

#### BEDROOM 1

11'11" x 9'4" (3.64 x 2.86)

Double glazed window to the rear and radiator.

#### BEDROOM 2

10'9" x 9'8" (3.3 x 2.96)

Double glazed window to the front and radiator.

#### BEDROOM 3

8'6" x 6'1" (2.6 x 1.87)

Double glazed window to the rear and radiator.

#### SEPARATE W.C.

3'3" x 2'9" (1.01 x 0.84)

Housing push-flush w.c. and double glazed window to the side.

#### OUTSIDE

Front fore garden with paved pathway providing access to the front entrance door and side pedestrian access leading through to the rear garden. The rear garden is enclosed by timber fencing and is designed for ease of maintenance, being predominantly paved with flower beds and borders, offering the option to plan should the onward purchaser decide to do so. Within the rear garden is a tap, external lighting points and access via a UPVC door to the useful external under-stairs storage cupboard.

#### DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and turn right onto Brookhill Street. Take the third left onto Myrtle Avenue and the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7278nh





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		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	

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.