Robert Ellis

look no further. . .

Albert Street
Stapleford, Nottingham NG9 8DB

A TWO DOUBLE BEDROOM MID TERRACED HOUSE.

£159,995 Freehold

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A surprisingly spacious two double bedroom mid terraced house.

What sets this property apart from many similar houses is the generously proportioned rear garden with patio and lawn, a great safe space for kids and for entertaining in the Summer months.

Offered for sale with NO UPWARD CHAIN, this property benefits from gas fired central heating and double glazed windows.

The accommodation comprises lounge, separate dining room and fitted kitchen to the ground floor. To the first floor, the landing provides access to two double bedrooms and family bathroom.

The property is situated in a slightly elevated position in an extremely convenient location on the edge of Stapleford town centre. The property is within walking distance of a range of amenities, including health centre, national and local independent retailers and a regular bus service linking Nottingham and Derby.

Residents on street permit parking available* This property will make a fantastic first home. An internal viewing is recommended.

LOUNGE
11'4" plus bay x 13'9" (3.46 plus bay x 4.21)
Radiator, double glazed bay window to the front. Composite front entrance door.

DINING ROOM
12'10" x 11'3" (3.93 x 3.43)
A lobby with understairs store cupboard, door to staircase to first floor, radiator, double glazed door to the rear garden. opening to kitchen.

KITCHEN
11'4" x 5'10" (3.46 x 1.78)
Range of fitted wall, base and drawer units with work surfacing and stainless steel sink unit with single drainer. Built-in electric oven, gas hob with extractor hood over. Plumbing and space for washing machine. Radiator, double glazed window to the rear.

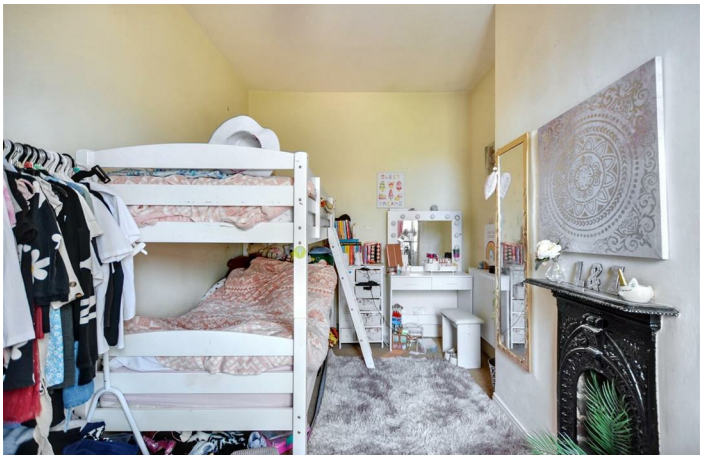
FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

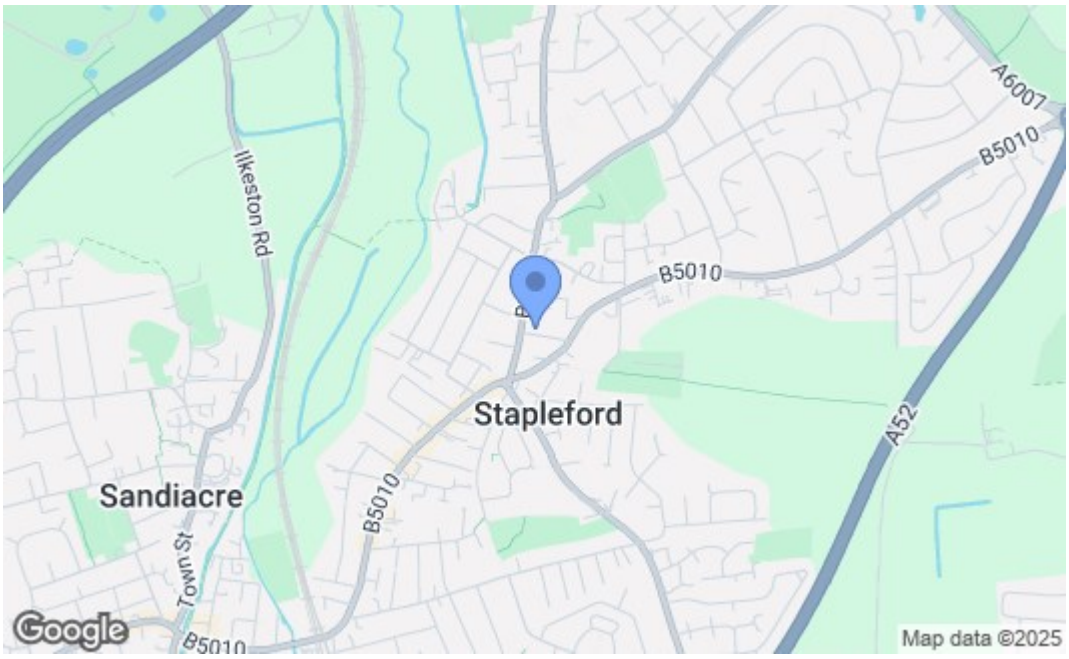
BEDROOM ONE
11'3" x 11'3" (3.44 x 3.44)
Overstairs store cupboard, radiator, double glazed window to the front.

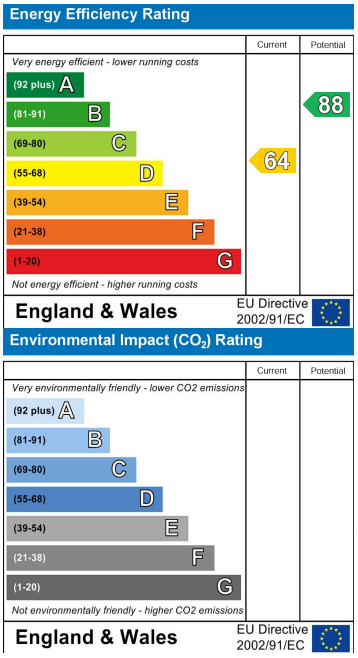
BEDROOM TWO
13'0" x 8'2" (3.97 x 2.50)
Ornate original cast iron fireplace, radiator, double glazed window to the rear.

BATHROOM
11'11" x 5'11" (3.64 x 1.81)
Three piece suite comprising wash hand basin, low flush WC, bath with shower over. Partially tiled walls, radiator, double glazed window.

OUTSIDE
The property is situated in a slightly elevated position with a walled-in front garden. There is a shared passageway at the side of the house with gate leading to the rear garden. This is of a generous size, with patio area and lawn. Residents permit parking is available for an annual fee via Broxtowe Borough Council*







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