Robert Ellis

*look no further. . .*

154 Moorbridge Lane
Stapleford, Nottingham NG9 8GT

A PARTICULARLY DECEPTIVE TWO DOUBLE BEDROOM MID TERRACED HOUSE

**£155,000 Freehold**

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A PARTICULARLY DECEPTIVE TWO DOUBLE BEDROOM MID TERRACED HOUSE.

This tardis of a property comes to the market in ready to move into condition with features including gas fired central heating served from a combination boiler, double glazing and offers an open plan feel to the ground floor, with a through lounge/diner and open tread staircase. The fitted kitchen completes the ground floor accommodation. To the first floor, the landing provides access to two double bedrooms and a useful dressing room connects through to the bathroom.

Situated in this popular semi rural location with views over fields to the front and rear, the back garden backing onto open fields and there is a useful residents off-street parking facility adjacent.

This property is ideally suited to the first time buyer and is offered for sale with no upward chain and an internal viewing is recommended.

LOUNGE/DINING ROOM
27'10" x 11'10" (8.5 x 3.61)
The LOUNGE AREA has a feature cast iron fireplace, radiator, double glazed window and door to the front. There is an open tread staircase separating the lounge and dining area, the DINING AREA having a radiator, double glazed French doors leading to the rear garden and door to kitchen.

KITCHEN
16'0" x 6'2" (4.89 x 1.9)
Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Space and plumbing for washing machine, cupboard housing gas combination boiler (for central heating and hot water,) space for tall fridge/freezer, radiator, double glazed windows and door to rear garden.

FIRST FLOOR LANDING
15'5" x 2'8" (4.7 x 0.82)
Doors to bedrooms and dressing room.

BEDROOM 1
11'11" x 11'10" (3.65 x 3.61)
Overstairs storage cupboard, radiator and double glazed window to the front.

BEDROOM 2
12'5" x 8'9" (3.81 x 2.67)
Overstairs storage cupboard, radiator and double glazed window to the rear.

DRESSING ROOM
8'8" x 6'2" (2.65 x 1.9)
Radiator, double glazed window to the rear and connecting door to bathroom.

BATHROOM
6'6" x 6'2" (2 x 1.89)
Three piece suite comprising wash hand basin with vanity unit, low flush w.c. and panel bath with electric shower over. Tiling to walls, heated towel rail and double glazed window.

OUTSIDE
To the front is a small walled in garden and to the rear is an enclosed garden with yard area, garden shed and the remainder of the garden is laid to mature shrubs, shed hard standing and is a blank canvass for someone to landscape to their own designs. The rear boundary backs onto Fields. On the opposite side of the road is a communal parking facility.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Continue into Pasture Road and follow the road along, looking for and turning left onto Moorbridge Lane, signed posted Sandiacre and Stanton by Dale. Continue along the road where the property can be found on the right hand side shortly before the bridge and it is advisable to parking in an available bay on your left hand side.

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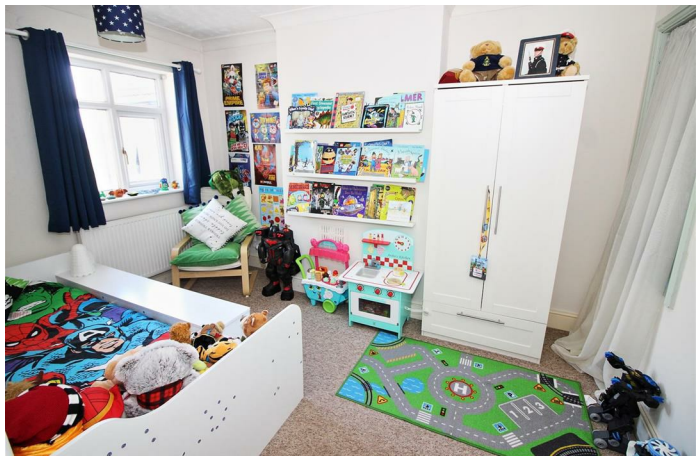

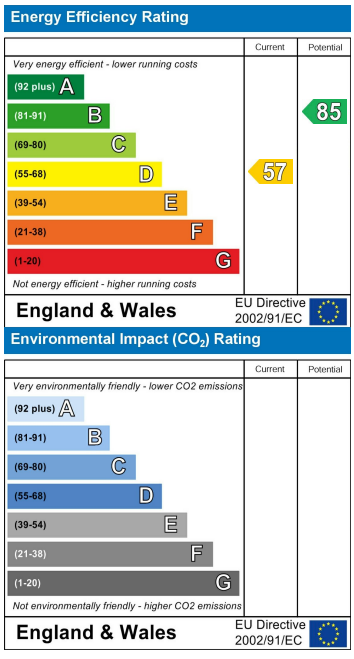


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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