Robert Ellis

look no further...

Moorbridge Lane
Stapleford, Nottingham NG9 8GT

A TWO DOUBLE BEDROOM MID TERRACED HOUSE.

Offers Over £175,000 Freehold

A traditional two double bedroom mid terraced house offered for sale in a ready to move into condition. NO UPWARD CHAIN.

This surprisingly spacious property offers a modern and contemporary feel internally and has features including gas fired central heating served from a modern combination boiler installed in 2019, double glazed windows and new rendering to the front elevation.

Further features of this property include two reception rooms, good sized modern fitted kitchen with built-in appliances and large first floor bathroom suite.

Situated on this popular residential street which has a semi-rural feel with fields adjacent to the front, as well as the property backing onto fields at the rear. There is off-street residents parking adjacent and the property enjoys an attractively landscaped rear garden, which is landscaped with ease of maintenance in mind with an artificial lawn, and an open aspect.

This property comes to the market with a completed upward chain and will make a fantastic first home.

Viewing recommended.

FRONT RECEPTION ROOM
15'4" x 11'11" (4.69 x 3.65)
Currently used as a dining room with double glazed window and front entrance door, meter cupboard, radiator, TV point, Adam-style fire surround and stairs to the first floor. Partially open to the rear reception room.

REAR RECEPTION ROOM
12'0" x 11'11" (3.66 x 3.65)
Currently used as a sitting room with radiator, double glazed window to the rear and opening to kitchen.

KITCHEN
15'8" x 6'0" (4.8 x 1.83)
Incorporating a range of modern fitted wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, space for fridge/freezer, radiator, double glazed window and door to the side.

FIRST FLOOR LANDING
Loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE
12'1" x 12'1" (3.69 x 3.69)
Overstairs store cupboard, radiator, double glazed window to the front with far reaching views over the surrounding area.

BEDROOM TWO
11'11" x 8'6" (3.64 x 2.61)
A closed off ornate fireplace, double glazed window to the rear enjoying views over a paddock field to the rear.

BATHROOM
15'9" x 5'11" (4.81 x 1.81)
Offering a generous space with a modern three piece suite comprising pedestal wash hand basin, low flush WC, "P" shaped shower bath with screen and thermostatically controlled shower over. Cupboard housing "Vaillant" gas combination boiler (installed in 2019) for central heating and hot water. Heated towel rail, double glazed window.

OUTSIDE
To the front is a small walled-in frontage. To the rear, the garden is enclosed and attractively landscaped with ease of maintenance in mind. The paved courtyard-style patio area leads to an area of artificial lawn. There are decorative chippings and rear decking. The rear garden enjoys views and backs onto an open field.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Continue into Pasture Road. Look for and turn left onto Moorbridge Lane signposted Sandiacre and Stanton by Dale. Follow the road along where the property can be found on the right hand side before the bridge. It is advisable to park on the left hand side within an available bay.

Information
Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - Combination Boiler approximately 3 years old

Septic Tank – No

Broadband – Yes

Broadband Speed - Standard 4mbps, Superfast 44mbps, Ultrafast 1000mbps

Phone Signal – EE & Three 2 out of 3, C2 & Fone 3 out of 3

Sewage – Mains supply

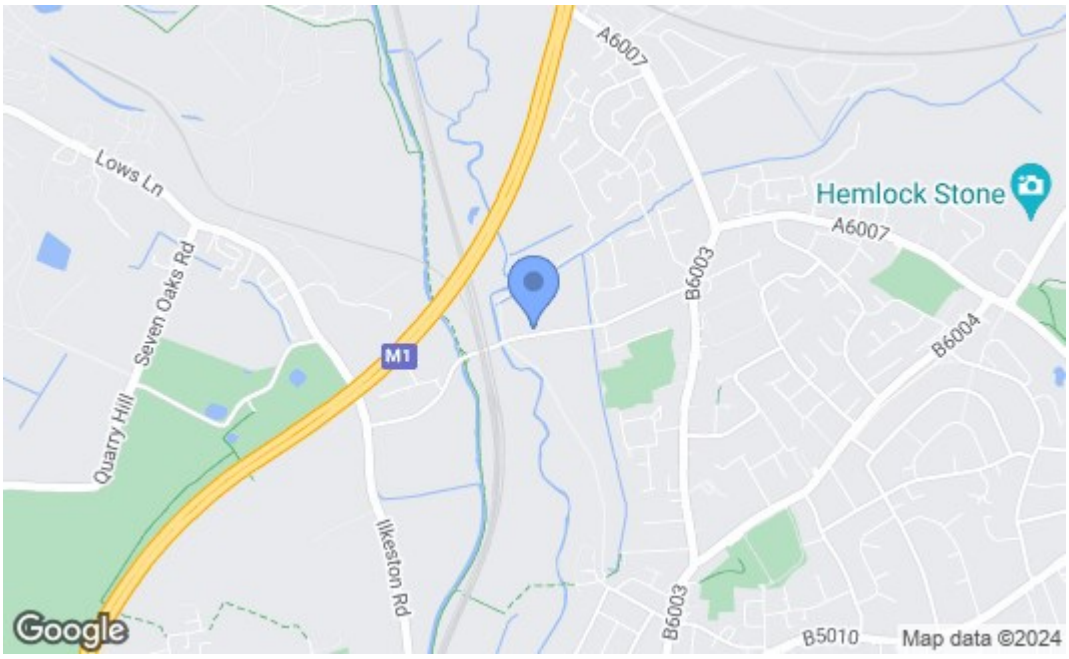
Flood Risk – Low River, Low Surface

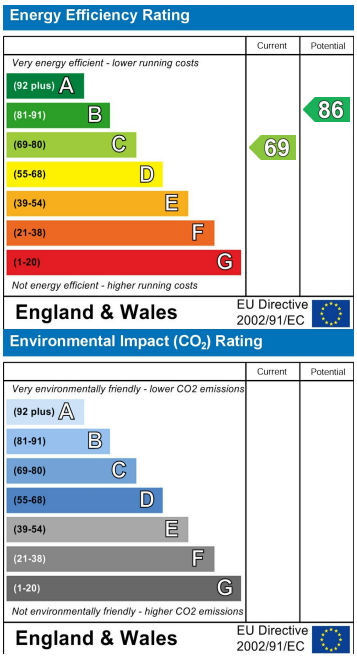
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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