Robert Ellis

look no further...

Mackinley Avenue
Stapleford, Nottingham NG9 8HU

A RENOVATED THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE IN A BLOCK.

£210,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With benefits such as gas central heating from combi boiler, double glazing, enclosed garden to the rear and a single garage in a block.

The property has been upgraded by the current owners to include an epoxy resin marble design flooring, media wall with remote control electrically operated fire, and re-fitted kitchen.

The accommodation comprises an entrance hall with useful cloaks storage area, lounge with feature media wall and epoxy resin marble effect flooring leading through to a renovated kitchen with matching epoxy resin flooring. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property is situated favourably within easy reach of excellent nearby schooling for all ages. There is also easy access to nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
9'5" x 6'0" (2.89 x 1.84)
Composite and double glazed front entrance door, staircase rising to the first floor with newly fitted carpet to the stairs and landing, epoxy resin marble effect flooring, radiator, telephone point, useful space for coats and shoes, door to lounge.

LOUNGE
12'7" x 12'6" (3.84 x 3.83)
Double glazed window to the front, radiator, epoxy resin marble effect flooring, feature media wall with inset remote control electric fire and inbuilt flat screen TV, opening through to the dining kitchen.

DINING KITCHEN
15'10" x 11'3" (4.83 x 3.44)
Comprises a matching range of fitted base and wall storage cupboards with roll edge marble effect work surfaces incorporating single sink and drainer with mixer tap and tiled splashbacks, plumbing for washing machine, ample space for dining table and chairs, radiator, double glazed window to the rear, double glazed French doors opening out to the rear garden, spotlights, epoxy resin marble effect flooring, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

FIRST FLOOR LANDING
Double glazed window to the side, doors to all bedrooms and bathroom, loft access point to a boarded and insulated loft space.

BEDROOM ONE
12'3" x 9'1" (3.75 x 2.77)
Double glazed window to the front (with fitted blinds), radiator and laminate flooring.

BEDROOM TWO
11'8" x 9'1" (3.57 x 2.78)
Double glazed window (with fitted blinds) and radiator.

BEDROOM THREE
7'6" x 6'7" (2.31 x 2.01)
Double glazed window to the front and radiator.

BATHROOM
7'5" x 6'4" (2.28 x 1.95)
Incorporating a modern white three piece suite comprising panel bath with waterfall style central mixer tap and electric shower over, wash hand basin with mixer tap, and push flush WC. Partially tiled walls, radiator, double glazed window to the rear and useful storage cupboard with shelving.

OUTSIDE
To the front of the property there is a front garden lawn screened by hedgerow to the boundary line and paved pathway providing access to the front entrance door and further pedestrian access leading down the left hand side of the property towards the rear garden.

REAR GARDEN
Enclosed with timber fencing with concrete posts and gravel boards to the boundary lines with paved patio area, lawn and planted borders housing a variety of bushes and shrubbery with a useful timber storage shed. External lighting point and water tap.

GARAGE IN A BLOCK
A single garage positioned adjacent to the parking bay at the end of Mackinley Avenue with up and over door.

PARKING
There is use of parking bays at the end of the pedestrian footpath. These are not allocated and are used on a 'first come, first served' basis.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn left onto Pasture Road and proceed in the direction of Trowell. Look for and take an eventual right hand turn onto Kennedy Drive and at the bend in the road, turn right onto Mackinley Avenue. There are parking bays at the end of Mackinley Avenue and then use the pedestrian pathway to access the property on foot. The property is on the right hand side identified by our For Sale board.

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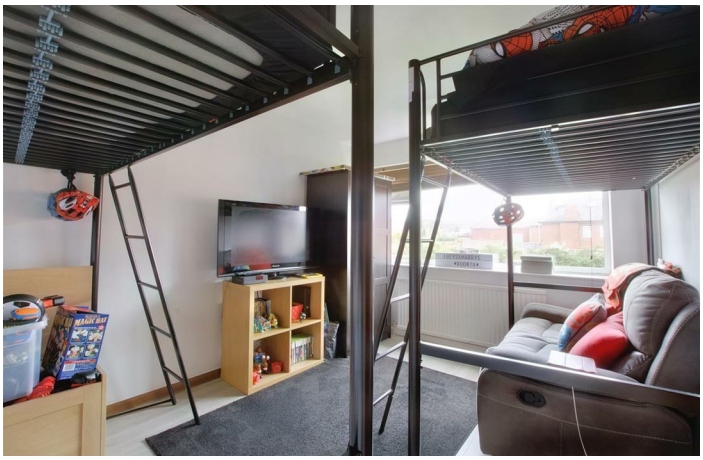

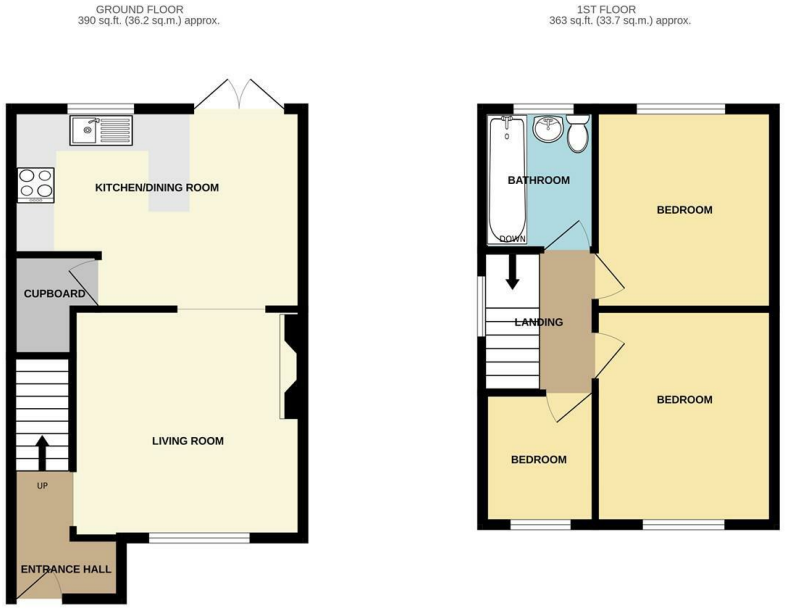

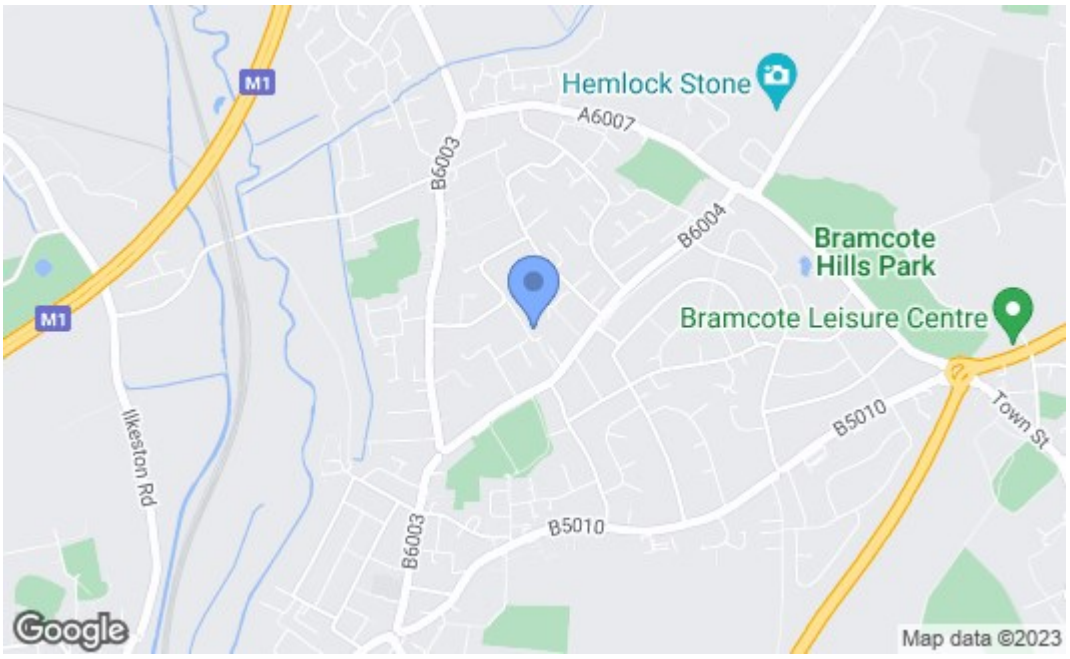

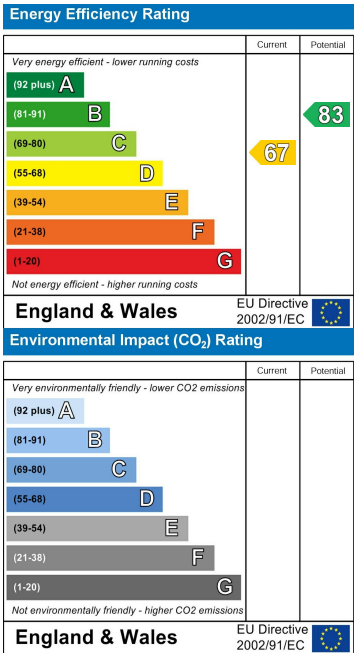

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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