Robert Ellis

look no further. . .

Frederick Road
Stapleford, Nottingham NG9 8FL

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

£179,950 Freehold

AN EXTENDED AND THEREFORE PARTICULARLY DECEPTIVE THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS RECENTLY UNDERGONE REFURBISHMENT AND MODERNISATION IS OFFERED FOR SALE IN A READY TO MOVE INTO CONDITION WITH NO UPWARD CHAIN.

Features of this property include a newly installed combination boiler with a 5 years warranty, re-wired, fitted kitchen with built-in oven hob, extractor and dishwasher, newly fitted ground floor family bathroom, redecoration and new floor coverings throughout.

Offering surprisingly spacious accommodation which comprises a lounge, separate dining room, fitted kitchen, rear lobby with access to the ground floor bathroom and useful snug or utility which could be used as a small study. To the first floor the landing provides access to three bedrooms.

Further improvements include new landscaping with newly laid pathway at the side of the property, raised terraced seating with steps leading to generous lower garden.

Conveniently situated within walking distance of Stapleford town centre offering a variety of local shops, facilities and good public transport links linking Nottingham and Derby.

Ideal for first time buyers and young families. Internal viewing is recommended.

LOUNGE
13'8" (into bay) x 12'1" (4.17 (into bay) x 3.70)
Adam-style fireplace, radiator, double glazed front entrance door and square double glazed bay window with window bench seat having storage under.

DINING ROOM
12'2" x 11'9" (3.73 x 3.59)
Door to stairs to first floor, door and stairs to cellar with light, double glazed window to the rear and door to the kitchen.

KITCHEN
9'4" x 6'4" (2.86 x 1.94)
Modern fitted range of wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated dishwasher. Space and plumbing for washing machine. Double glazed window to the rear and access to the rear lobby which in turn gives access to the bathroom and snug.

BATHROOM
6'11" x 6'0" (2.13 x 1.85)
Incorporating a newly fitted three piece suite comprising wash hand basin with vanity unit, low flush WC and panel bath, electric shower and screen over. Tiling to walls, radiator and double glazed window.

SNUG
10'0" x 5'1" (3.05 x 1.55)
Versatile space which could be used as a utility, small playroom or study with radiator and double glazed door to the rear.

FIRST FLOOR LANDING
Accessed from staircase with double glazed window. Loft hatch with fully boarded loft space with lighting. doors to bedrooms off the landing

BEDROOM ONE
12'2" x 11'6" (3.72 x 3.52)
Radiator, double glazed window to the front.

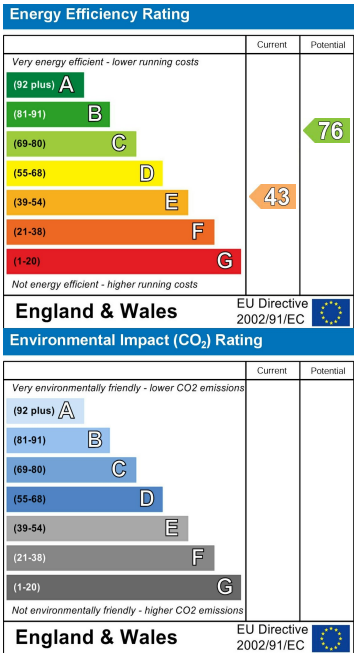
BEDROOM TWO
9'0" x 11'8" (2.76 x 3.58)
Storage recess, radiator, double glazed window to the rear.

BEDROOM THREE
9'7" x 6'2" (2.93 x 1.90)
Radiator, double glazed window to the rear.

OUTSIDE
Walled-in front garden with gate and pedestrian access at the side with newly laid paving, pathway and access to the rear garden which has been recently re-landscaped with large paved area to seating area with steps leading to lower garden with paved areas, gravel, bedding and brick surround (suitable for BBQ).

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Turn almost immediately right onto Warren Avenue, following the "S" bend around turning right onto Frederick Road. Continue along the road and the property can be found on the opposite side to the Church and identified by our For Sale board.

Ref: 7645PS



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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