Robert Ellis

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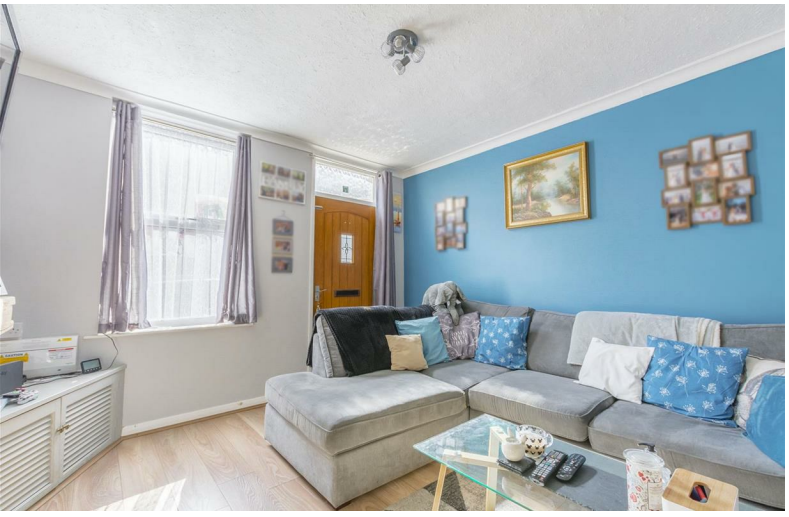

Alexandra Street
Stapleford, Nottingham NG9 7ED

A TWO BEDROOM PERIOD SEMI DETACHED HOUSE WITH USEFUL ATTIC SPACE

£159,950 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND SPACIOUS TWO BEDROOM PERIOD SEMI DETACHED HOUSE HAVING THE USEFUL BENEFIT OF AN ATTIC SPACE.

With accommodation over three floors comprising living room, dining room, kitchen, lean-to and bathroom to the ground floor. The first floor landing provides access to two double bedrooms with a staircase rising from the second bedroom up to the attic space, which is currently used as a study area with a Velux window to the rear.

Other benefits to the property include gas fired central heating from a combination boiler, UPVC double glazing and generous enclosed private rear garden.

The property is situated in this favoured town centre position with walking distance of the shops and services within Stapleford high road. There is also easy access to good nearby transport links such as the A52 for Nottingham and Derby, i4 bus route, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

There are a range of healthcare needs and schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust.

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

LOUNGE
12'2" x 12'0" (3.71 x 3.68)
Panel and glazed front entrance door, meter cupboards housing the gas and electricity meters, wall mounted gas fired central heating combination boiler. Decorative fireplace, media points, radiator and laminate flooring.

DINING ROOM
12'0" x 8'6" (3.66 x 2.6)
Open access from the sitting room and opening through to the kitchen. Turning staircase rising to the first floor with useful understairs storage area, laminate flooring, wall light points, coving, window to rear and radiator with display cabinet.

KITCHEN
15'4" x 6'9" (4.68 x 2.08)
Comprising a range of matching fitted base and wall storage cupboards with square edge work surfaces incorporating single sink unit and drainer with central spray hose mixer tap. Fitted four ring hob with extractor canopy over, integrated eye level oven and grill, inbuilt dishwasher, plumbing for washing machine, tiled floor, spotlights, panel and glazed exit door to garden, double glazed window to the side with fitted slatted blinds. Further doors to bathroom and lean-to.

LEAN-TO
5'0" x 4'5" (1.54 x 1.36)
Tiled floor and double glazed windows to the side and rear with polycarbonate sloping ceiling.

BATHROOM
11'1" x 6'6" (3.39 x 2)
Spacious three piece suite comprising 'P' shaped bath with shaped glass shower screen, mixer tap and dual head mains fed shower over, push-flush w.c. and freestanding oval wash hand basin with mixer tap and storage drawers beneath. Majority tiled walls and tiled floor, spotlights, plinth lighting, wall mounted mirror fronted bathroom cabinet, radiator, extractor fan, heated chrome ladder towel radiator and double glazed windows to the side and rear.

FIRST FLOOR LANDING
Doors to both bedrooms.

BEDROOM 1
12'1" x 12'0" (3.69 x 3.66)
Double glazed window to the front with fitted roller blind and radiator.

BEDROOM 2
12'8" x 12'0" (3.88 x 3.68)
Double glazed window overlooking the rear garden and radiator.

ATTIC SPACE
15'2" x 10'4" (4.64 x 3.16)
Currently used as a study area with Velux roof light. The room is not regulated as a bedroom and is purely an attic space, which is carpeted, plastered and decorated.

OUTSIDE
To the rear, the garden is private and bounded by brick wall and timber fencing, incorporating a good size paved patio area, ideal for entertaining, which in turn leads onto a shaped lawn section with planted rockery flower beds. The garden also houses a useful storage shed, outside water tap and gated access over the neighbouring property for bin access.

DIRECTIONAL NOTE
From our Stapleford branch, proceed along Derby Road in the direction of Sandiacre, before taking an eventual left hand turn just after the Wetherspoons public house onto Alexandra Street. The property can then be found on the left hand side, identified by our For Sale Board.

Ref: 7462nh

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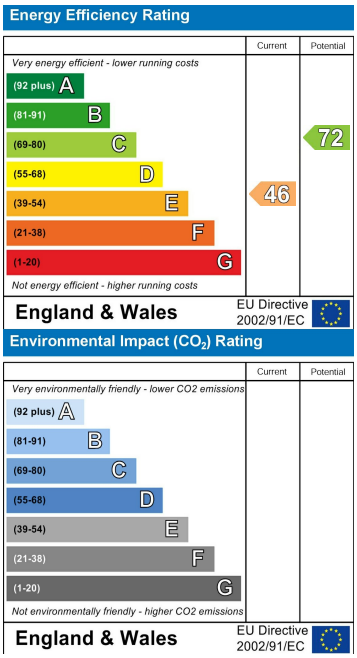

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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