



Moorbridge Lane
Stapleford, NG9 8GT

£220,000 Freehold

A VICTORIAN THREE BEDROOM SEMI
DETACHED HOUSE



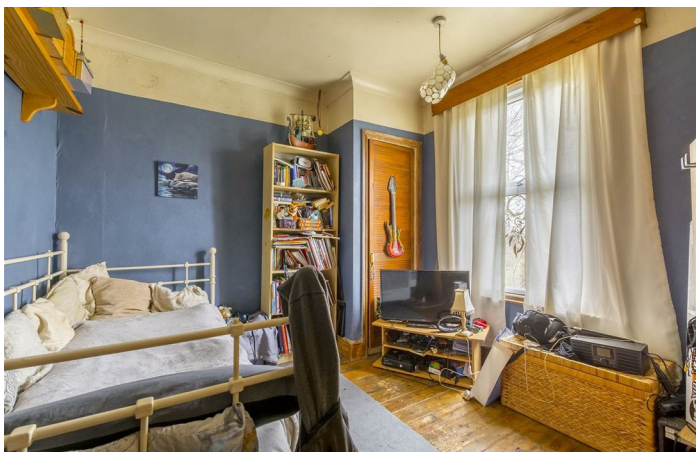
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A CHARMING AND SPACIOUS VICTORIAN THREE BEDROOM, BAY FRONTED SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation comprising spacious entrance hall, bay fronted living room and kitchen/dining room to the ground floor. This then provides stepped access down to a three part cellar. The first floor landing leads to three of the bedrooms and family bathroom.

Other benefits to the property include gas fired central heating, double glazing, off-street parking and enclosed garden space.

The property itself sits favourably within close proximity of the shops and services within Stapleford and Sandiacre. There is also easy access to nearby walks along the River Erewash, a range of popular schooling for all ages and nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the space on offer with this property would suit a long term family home or first time buyer and highly recommend an internal viewing.



ENTRANCE HALL

16'4" x 5'11" (5 x 1.81)

Panel and glazed front entrance door, set within an open porch, staircase rising to the first floor, Minton tiled flooring, doors to living room and kitchen, window to rear and door and step-down access to the basement.

LIVING ROOM

12'11" x 11'10" (3.96 x 3.63)

Double glazed bay window to the front, exposed and varnished floorboards, meter cupboard, media points, decorative coving, ceiling rose and radiator. NB the fire surround and fire is to be removed by the current vendor so this will not be included in the sale.

KITCHEN/DINING ROOM

14'10" x 12'0" (4.54 x 3.67)

Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with fitted oven beneath, inset single sink and drainer with central mixer tap, plumbing for washing machine, space for fridge/freezer, double glazed windows to the side and rear, ample space for dining table and chairs, exposed and painted floorboards, radiator and coving.

FIRST FLOOR LANDING

Window to rear, doors to three bedrooms and bathroom, coving and exposed and painted floorboards.

BEDROOM 1

12'11" x 11'11" (3.96 x 3.64)

Double glazed window to the front, exposed and painted floorboards, radiator and coving.

BEDROOM 2

11'4" x 10'0" (3.46 x 3.05)

Double glazed window overlooking the rear garden and river beyond, coving, radiator, exposed floorboards and storage cupboard with shelving.

BEDROOM 3

6'11" x 6'0" (2.11 x 1.85)

Double glazed window to the front, radiator and coving.

BATHROOM

8'10" x 4'7" (2.71 x 1.42)

Three piece suite comprising bath with central mixer tap and hand-held shower attachment, low flush w.c. and wash hand basin with tiled splashbacks. Double glazed window to the side, display shelving, radiator, exposed and painted floorboards and coving.



BASEMENT HALLWAY

Stairs rising back to the entrance hallway, double glazed window to the rear, ample storage space and open access to the two further compartments.

BASEMENT AREA 1

14'7" x 10'5" (4.47 x 3.19)

Double glazed window to the side, mains radiator, lighting and power.

BASEMENT AREA 2

11'6" x 11'0" (3.51 x 3.36)

Double glazed window to the rear, door to the garden area, mains power and lighting.

OUTSIDE

To the front of the property is a gravel driveway, accessed from a lowered kerb entrance providing off-street parking, block paved pathway providing access to the front entrance porch and planted borders housing a variety of bushes and shrubbery. The rear garden is enclosed by timber fencing and brick walls to the boundary line with lawned and sides onto the Erewash Canal with side access leading back round to the front.

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 continue in the direction of Trowell. Prior to the next mini roundabout, turn left onto Moorbridge Lane and continue towards the bridge and the property can be found on the right hand side, identified by our For Sale Board.

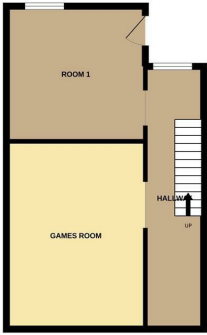
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AGENTS NOTE

The current seller is taking the fire surround and fire from the living room so this will not be included in the sale.



BASEMENT
429 sq.ft. (39.9 sq.m.) approx.



GROUND FLOOR
436 sq.ft. (40.3 sq.m.) approx.

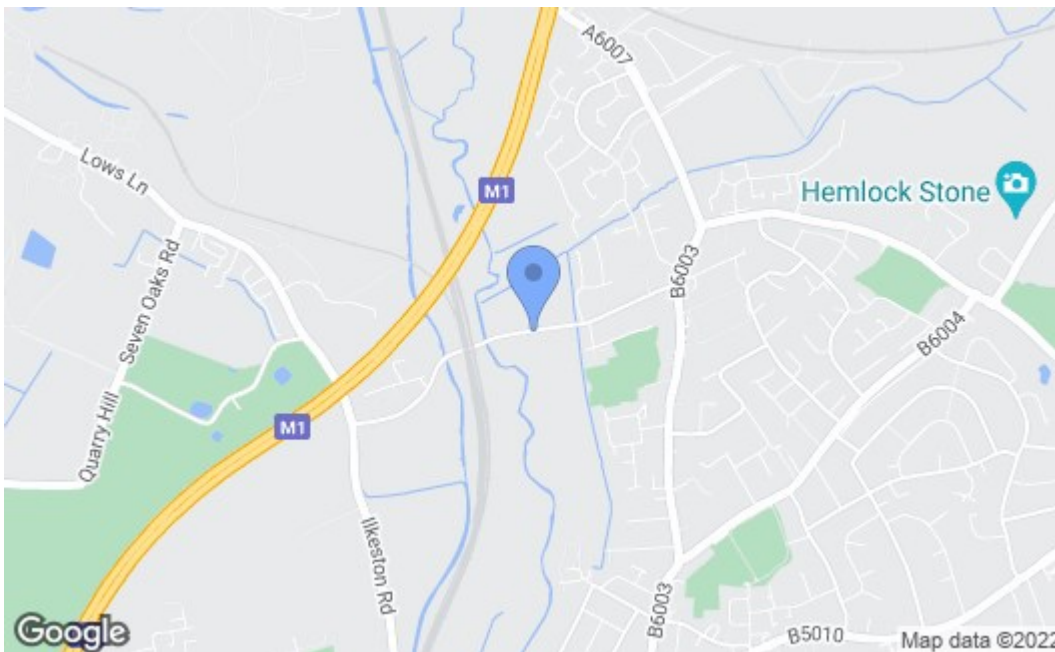
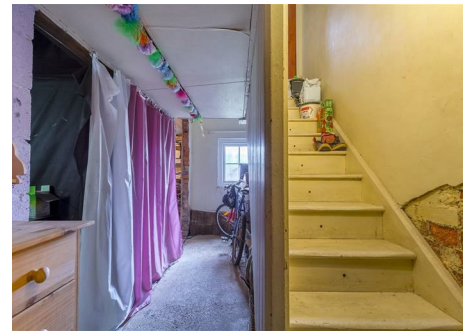


1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.