Robert Ellis

look no further...

Northwood Street
Stapleford, Nottingham NG9 8GH

A PERIOD THREE BEDROOM SEMI DETACHED HOUSE.

£175,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS PERIOD TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL AND QUIET NO THROUGH ROAD CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises front lounge, middle dining/sitting room, kitchen and WC. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous enclosed garden space to the rear.

The property is located in this quiet residential no through road cul de sac location within easy reach of excellent nearby schooling for all ages, the shops, services and amenities in Stapleford town centre, open countryside on the doorstep and for those needing to commute good access links via 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 would make an ideal first time buy or young family home and highly recommend an internal viewing.

LOUNGE
12'0" x 11'10" (3.66 x 3.63)
Composite and double glazed front entrance door, double glazed window to the front (with fitted roller blind), radiator, decorative coving, meter cupboard, dado rail, fitted dark oak laminate vinyl flooring and open chimney breast with brick hearth and inset multi fuel stove.

MIDDLE LOBBY
4'1" x 3'1" (1.26 x 0.96)
Understairs storage space and door to lounge.

DINING/SITTING ROOM
12'10" x 12'0" (3.92 x 3.66)
Double glazed French doors opening out to the rear garden, turning staircase rising to the first floor, radiator, dado rail, coving, media points and opening through to the kitchen.

KITCHEN
15'3" x 7'5" (4.66 x 2.27)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating inset counter level single sink unit with draining board and swan neck mixer tap. Fitted counter level four ring hob with extractor over and oven beneath, plumbing for washing machine and dishwasher, space for full height fridge/freezer, radiator, double glazed windows to the rear and side, door to WC.

WC
4'8" x 2'6" (1.44 x 0.77)
A modern white two piece suite comprising push flush WC and wash hand basin with hot and cold central mixer tap, double glazed obscured window to the side, radiator and extractor fan.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom.

BEDROOM ONE
11'11" x 11'6" (3.65 x 3.51)
Double glazed window to the front (with fitted roller blind), radiator, coving and useful overstairs fitted storage cupboard which offers access to the loft space which is boarded with pull down loft ladder and also houses the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM TWO
8'7" x 6'11" (2.62 x 2.12)
Double glazed window to the rear (with fitted roller blind), radiator and coving.

BEDROOM THREE
8'0" x 6'11" (2.45 x 2.12)
Double glazed window to the rear (with fitted roller blinds), radiator and coving.

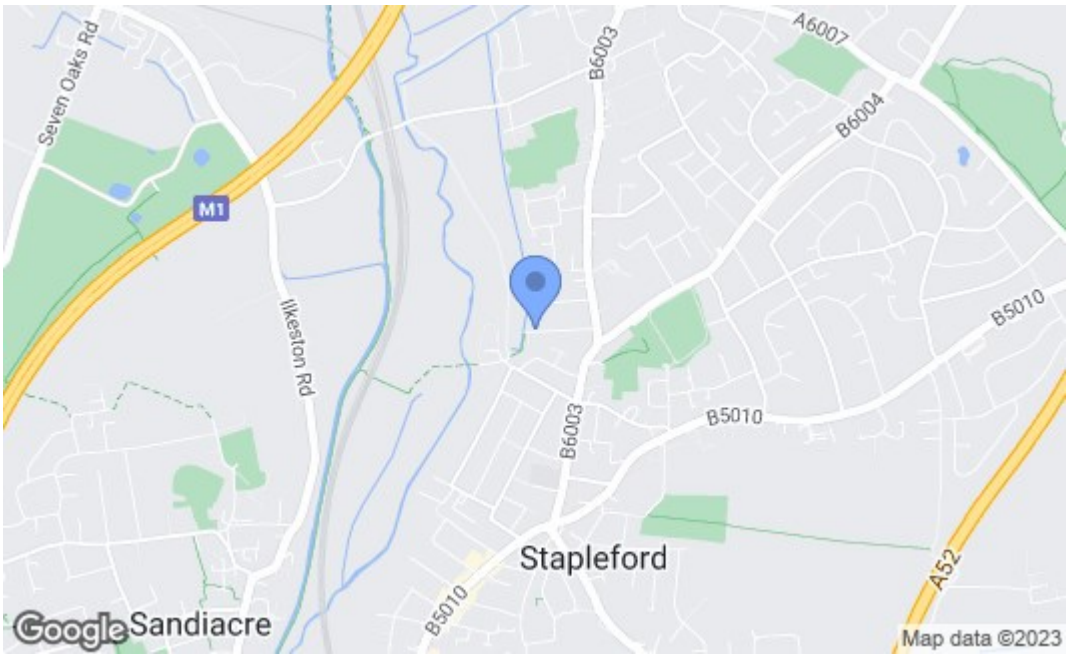
BATHROOM
8'5" x 5'7" (2.57 x 1.71)
Modern white three piece suite comprising panel bath with mains shower over, wash hand basin and push flush WC. Partial splashboards to the walls, chrome heated ladder towel radiator, fixed shelving, double glazed window to the side, extractor fan and mirror fronted wall hung LED lit bathroom cabinet.

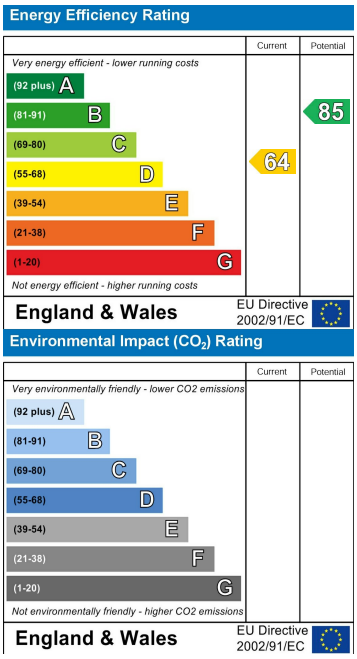
OUTSIDE
To the front of the property there is a decorative dwarf brick boundary wall with top coping stones and pathway to front entrance door.

REAR GARDEN
Of a good proportion being enclosed predominantly by timber fencing to the boundary line, an initial paved courtyard seating area (ideal for entertaining), this then leads out beyond a dwarf brick garden wall to a lawned garden with planted borders housing a variety of bushes and shrubbery. To the foot of the plot there is a gravel patio which in turn leads to a brick garden store and timber storage shed. The garden offers an external lighting point and water tap.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. After the bend in the road, turn left onto Northwood Street and proceed to the end of the road. The property can be found on the right hand side identified by our For Sale board.

Ref: 7940NH





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.