

Cyril Avenue  
Stapleford, Nottingham NG9 8FQ

**£169,950 Freehold**

A SURPRISINGLY SPACIOUS TWO DOUBLE  
BEDROOM MID TERRACE HOUSE.

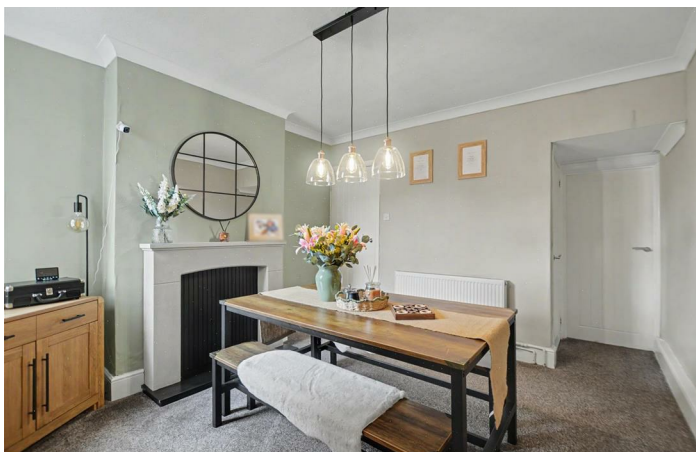


A SURPRISINGLY SPACIOUS TWO DOUBLE BEDROOM MID TERRACE HOUSE.

Behind this traditional facade, lies a modern contemporary home which is ready for immediate occupation. Features include gas central heating served from a combination boiler and double glazed windows throughout. A particular feature is the larger than expected breakfast kitchen with a contemporary range of units and built-in appliances.

A further and unexpected feature of the property is the larger than expected rear garden which offers a generous space with a variety of patio areas, lawn and a pleasant aspect.

Situated on a residential street, a minutes walk from Stapleford town centre which offers a good variety of shops and facilities and regular bus services connecting Nottingham and Derby as well as Beeston town centre and Queens Medical Centre. This property is offered for sale with no upward chain and we believe would be a fantastic first time purchase and viewing is recommended.



## Lounge

11'9" x 11'6" approx (3.59m x 3.52m approx)

Radiator, double glazed window and door to the front.

## Dining Room

11'8" x 11'10" approx (3.58m x 3.61m approx)

Radiator, double glazed window to the rear.

## Kitchen

19'2" x 6'8" to 5'1" approx (5.85m x 2.05m to 1.56m approx)

Offering a modern contemporary 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. Plumbing and space for a washing machine, further appliance space. Double glazed window and door to the rear.

## First Floor Landing

Doors to bedrooms and bathroom.

## Bedroom 1

12'1" x 11'11" approx (3.69m x 3.64m approx)

Radiator, double glazed window to the rear.

## Bedroom 2

11'8" x 11'6" approx (3.58m x 3.52m approx)

Radiator, double glazed window to the front.

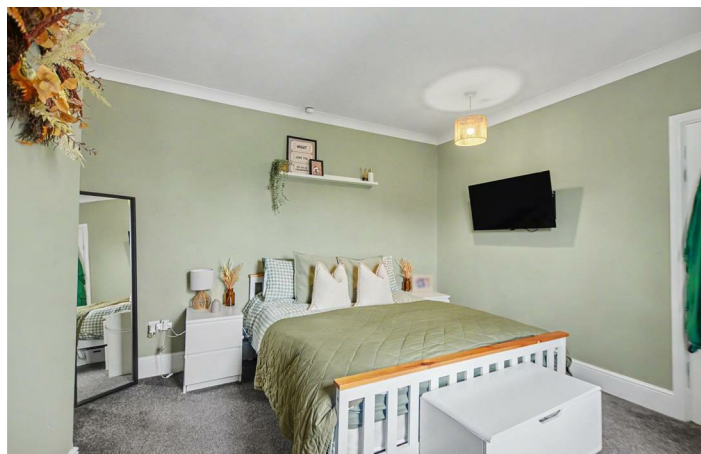
## Bathroom

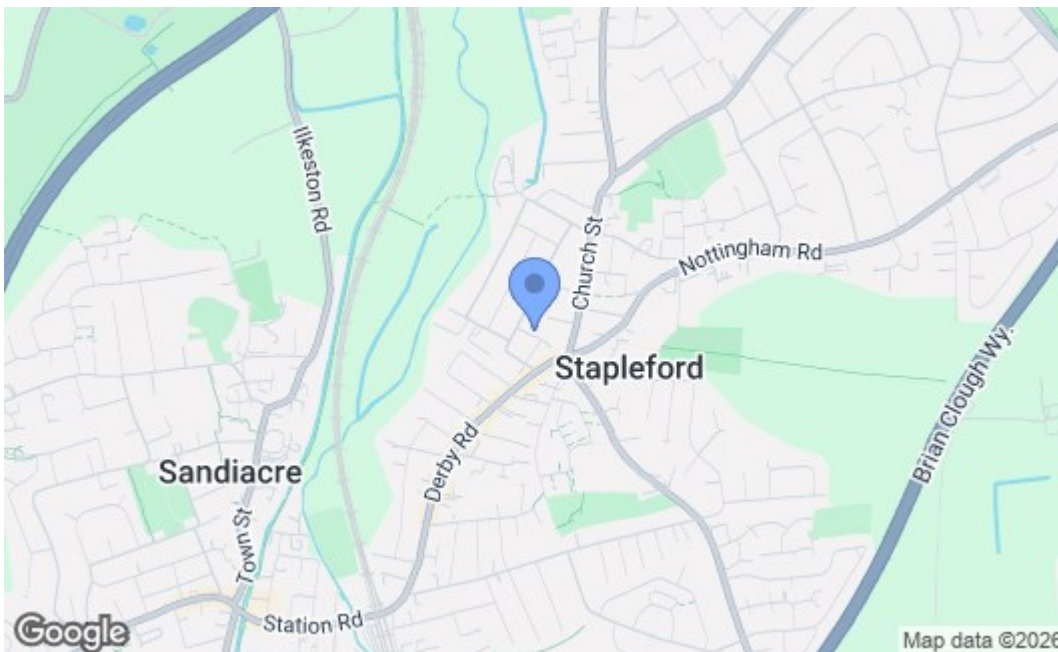
7'10" x 6'10" approx (2.4m x 2.1m approx)

Incorporating a modern three piece suite comprising wash hand basin, low flush w.c. and bath with shower over. Cupboard housing gas central heating boiler. Radiator, double glazed window.

## Outside

To the front is a small walled in garden, there is a passageway at the side of the house with a gate leading to the rear garden. The rear garden is of a generous size with attractive paved patio areas, expansive lawn and some shrubs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.