



Birley Street  
Stapleford, Nottingham NG9 7GE

**£200,000 Freehold**

A THREE BEDROOM MID TERRACED  
HOUSE.



This instantly attractive period bay fronted mid terraced house offers surprisingly spacious accommodation with three bedrooms and two reception rooms.

Offering an eclectic mix of modern fittings complemented by the original character of this Victorian house with features including gas fired central heating from combination boiler and double glazed windows throughout.

A particular feature of this property is the open plan breakfast kitchen which offers a modern range of units with wood block work surfacing and double glazed French doors to the breakfast area opening to the rear garden. The property enjoys two generous reception rooms, the living room with feature fireplace. There is also a useful cloaks/WC.

Situated in this popular and convenient residential location, great for families and commuters alike, as schools for all ages are within walking distance, as is the town centre of Stapleford. For those looking to commute, a regular bus service is within walking distance and arguably is the park and ride for the Nottingham Tram. This is also a short drive away, as is the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway. The property enjoys particularly good sized rear gardens with deck and lawn area.

The property is offered for sale with NO UPWARD CHAIN. An internal viewing is recommended.



## LOUNGE

13'9" × 12'7" (4.20 × 3.84)

Feature cast iron fireplace, feature coving to the ceiling, radiator, double glazed front entrance door, double glazed bay window with feature slat blinds.

## INNER HALLWAY

Understairs store cupboard and access to dining room.

## DINING ROOM

12'7" × 12'0" (3.85 × 3.68)

Double glazed window to the rear.

## INNER LOBBY

Access to the kitchen and to useful cloaks/WC.

## CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

## BREAKFAST KITCHEN

18'2" × 7'4" (5.55 × 2.26)

A generous space with a modern range of fitted wall, base and drawer units with wood block work surfacing and inset ceramic Belfast sink unit. Built-in electric oven, hob and extractor hood over. Plumbing for washing machine, wall mounted gas combination boiler (for central heating and hot water). Double glazed window and door to the side. Double glazed French doors open into the rear garden.

## FIRST FLOOR LANDING

Radiator, loft hatch.

## BEDROOM ONE

12'6" × 11'1" (3.83 × 3.4)

Walk-in overstairs closet with hanging rail and shelves, radiator, two double glazed windows to the front.

## BEDROOM TWO

12'2" × 9'6" (3.73 × 2.92)

Radiator, double glazed window to the rear.

## BEDROOM THREE

10'7" reducing to 8'3" × 7'4" (3.23 reducing to 2.52 × 2.25)

Radiator, double glazed window to the rear.

## BATHROOM

9'5" × 4'4" (2.88 × 1.33)

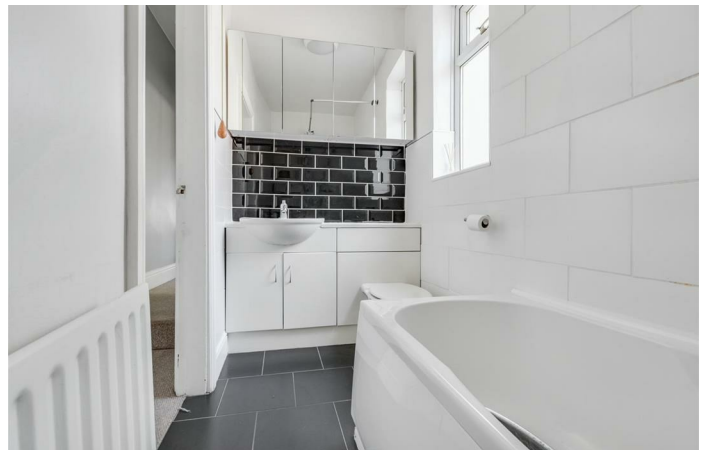
Three piece suite comprising wash hand basin, low flush WC, bath with thermostatically controlled shower over. Radiator, double glazed window.

## OUTSIDE

To the front is a small garden with a dwarf garden wall leading to the front door. The rear garden is enclosed laid to deck and a larger garden laid to lawn beyond. There is gated access over the neighbour's property leading to a passageway.

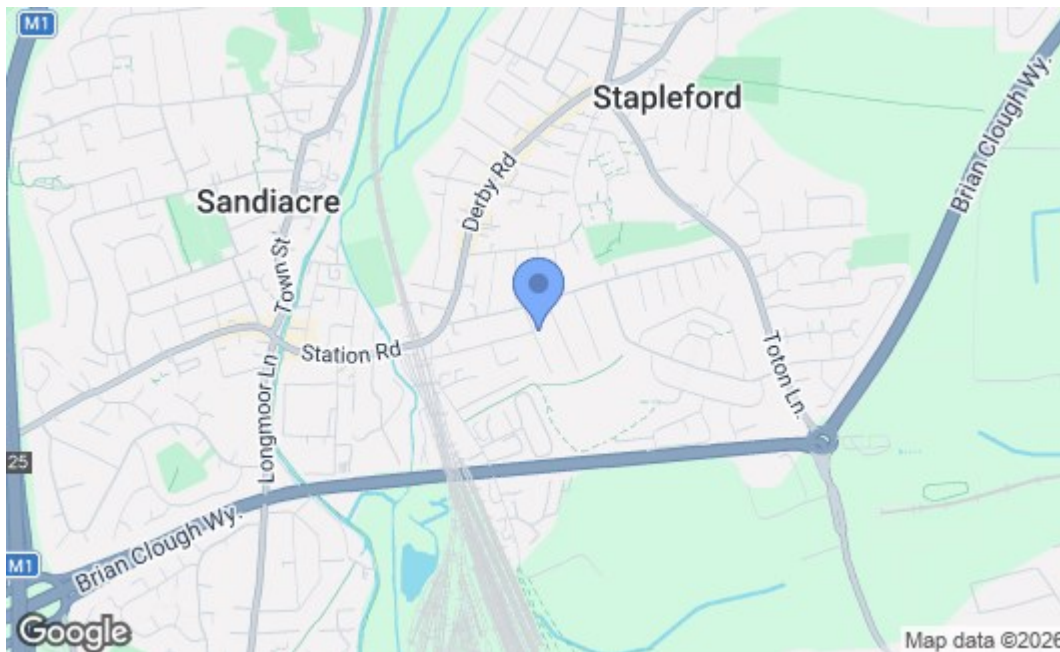
## AGENT NOTE

The sale will include some white goods, eg. the washing machine, fridge/freezer and some furniture items including the wardrobe in bedroom two & cabinet in living room.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E		44	
(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.