



Frederick Road
Stapleford, Nottingham NG9 8FL

AN EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE.

£179,950 Freehold



AN EXTENDED AND THEREFORE PARTICULARLY DECEPTIVE THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS RECENTLY UNDERGONE REFURBISHMENT AND MODERNISATION IS OFFERED FOR SALE IN A READY TO MOVE INTO CONDITION WITH NO UPWARD CHAIN.

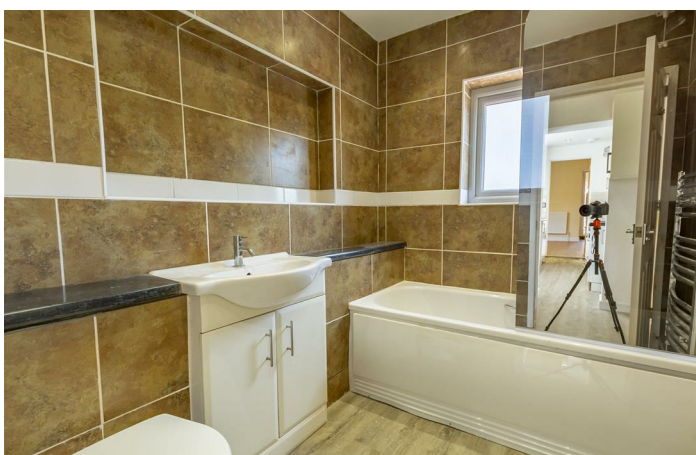
Features of this property include a newly installed combination boiler with a 5 years warranty, re-wired, fitted kitchen with built-in oven hob, extractor and dishwasher, newly fitted ground floor family bathroom, redecoration and new floor coverings throughout.

Offering surprisingly spacious accommodation which comprises a lounge, separate dining room, fitted kitchen, rear lobby with access to the ground floor bathroom and useful snug or utility which could be used as a small study. To the first floor the landing provides access to three bedrooms.

Further improvements include new landscaping with newly laid pathway at the side of the property, raised terraced seating with steps leading to generous lower garden.

Conveniently situated within walking distance of Stapleford town centre offering a variety of local shops, facilities and good public transport links linking Nottingham and Derby.

Ideal for first time buyers and young families. Internal viewing is recommended.



LOUNGE

13'8" (into bay) × 12'1" (4.17 (into bay) × 3.70)

Adam-style fireplace, radiator, double glazed front entrance door and square double glazed bay window with window bench seat having storage under.

DINING ROOM

12'2" × 11'9" (3.73 × 3.59)

Door to stairs to first floor, door and stairs to cellar with light, double glazed window to the rear and door to the kitchen.

KITCHEN

9'4" × 6'4" (2.86 × 1.94)

Modern fitted 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. Integrated dishwasher. Space and plumbing for washing machine. Double glazed window to the rear and access to the rear lobby which in turn gives access to the bathroom and snug.

BATHROOM

6'11" × 6'0" (2.13 × 1.85)

Incorporating a newly fitted three piece suite comprising wash hand basin with vanity unit, low flush WC and panel bath, electric shower and screen over. Tiling to walls, radiator and double glazed window.

SNUG

10'0" × 5'1" (3.05 × 1.55)

Versatile space which could be used as a utility, small playroom or study with radiator and double glazed door to the rear.

FIRST FLOOR LANDING

Accessed from staircase with double glazed window. Loft hatch with fully boarded loft space with lighting. doors to bedrooms off the landing

BEDROOM ONE

12'2" × 11'6" (3.72 × 3.52)

Radiator, double glazed window to the front.

BEDROOM TWO

9'0" × 11'8" (2.76 × 3.58)

Storage recess, radiator, double glazed window to the rear.

BEDROOM THREE

9'7" × 6'2" (2.93 × 1.90)

Radiator, double glazed window to the rear.

OUTSIDE

Walled-in front garden with gate and pedestrian access at the side with newly laid paving, pathway and access to the rear garden which has been recently re-landscaped with large paved area to seating area with steps leading to lower garden with paved areas, gravel, bedding and brick surround (suitable for BBQ).

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Turn almost immediately right onto Warren Avenue, following the "S" bend around turning right onto Frederick Road. Continue along the road and the property can be found on the opposite side to the Church and identified by our For Sale board.

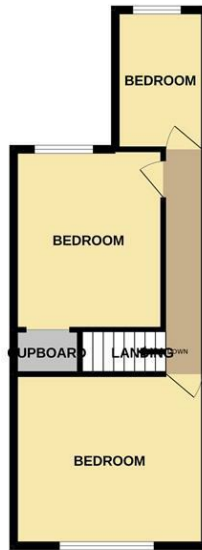
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GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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