Robert Ellis

look no further. . .

Balfour Road
Stapleford, Nottingham NG9 7GA

AN EXTREMELY WELL PRESENTED THREE BEDROOM, THREE STOREY SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£189,995 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE STORE, THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over three floors, the ground floor comprises side entrance lobby, front living room, central dining room and generous kitchen. The first floor landing provides access to two of the three bedrooms and a spacious, luxurious four piece bathroom suite. A further staircase from the landing rises to the top floor third bedroom.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous South facing rear garden.

The property is located in this popular and established residential location within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the town centre amenities and shopping facilities, and for those needing to commute, there are good transport links nearby such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is in a ready to move into condition and would ideally suite first time buyers and families alike. We highly recommend an internal viewing.

SIDE ENTRANCE HALL
3'4" x 3'4" (1.04 x 1.03)
uPVC panel and double glazed side entrance door, staircase rising to the first floor, oak panel door leading through to the dining room.

LIVING ROOM
11'9" x 11'7" (3.59 x 3.54)
Double glazed window to the front (with fitted blinds), uPVC panel and double glazed front entrance door, meter cupboard box, media points, radiator, laminate flooring, wall light points and central chimney breast with decorative exposed brickwork and tiled hearth with focal point only fireplace (not installed), oak panel door to inner lobby.

INNER LOBBY
3'0" x 2'8" (0.92 x 0.82)
Laminate flooring, opening through to the dining room, useful understairs storage cupboard.

DINING ROOM
12'5" x 11'9" (3.81 x 3.59)
Laminate flooring, radiator, double glazed window to the rear (with fitted blinds), ample space for dining table and chairs, decorative ceiling rose, floor to ceiling exposed brickwork fireplace with open insert and tiled hearth, oak panel door through to the kitchen.

KITCHEN
20'0" x 6'5" (6.12 x 1.98)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating porcelain one and a half bowl sink unit with draining board and central swan-neck mixer tap. Decorative tile splashbacks, fitted four ring gas hob with Hotpoint extractor canopy over, in-built eye level double oven, space for full height fridge/freezer, as well as plumbing and space for under-counter dishwasher, washing machine and tumble dryer (appliances could be left if required). Glass fronted crockery cupboards, breakfast bar area with radiator beneath, tiled flooring, double glazed window to the side (with fitted roller blind), uPVC double glazed French doors opening out to the rear garden patio, additional uPVC double glazed door to the side, wall light points.

FIRST FLOOR LANDING
Radiator, doors to both bedrooms and bathroom, further door and staircase rising to the top floor.

BEDROOM ONE
11'10" x 11'6" (3.62 x 3.52)
Double glazed window to the front, radiator, central chimney breast incorporating decorative fireplace and tiled hearth, useful storage cupboard.

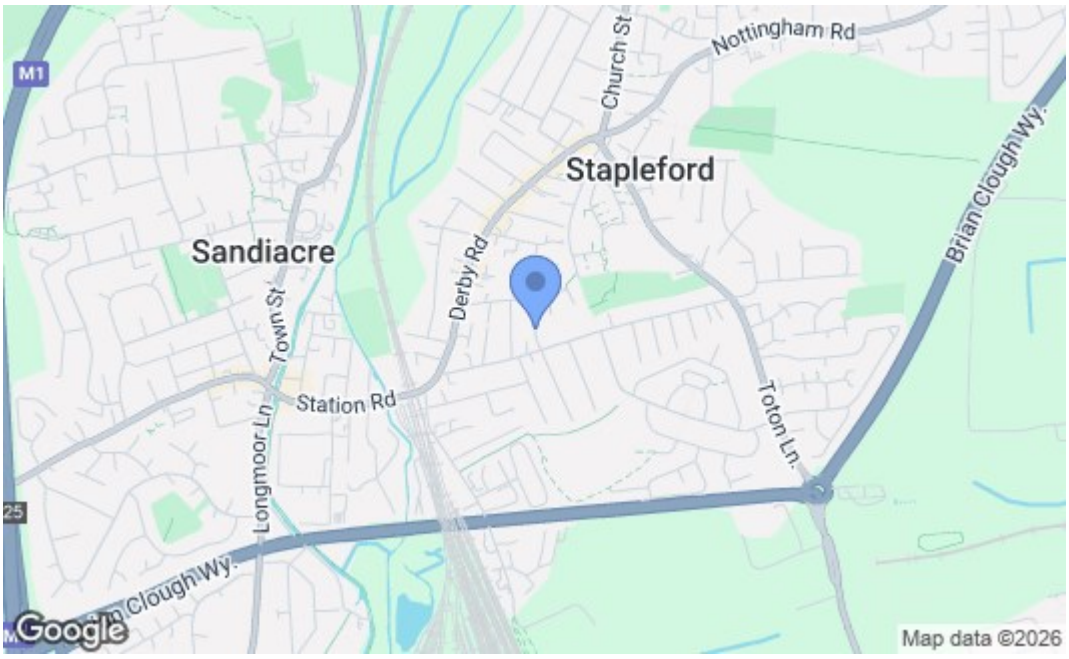
BEDROOM TWO
9'4" x 8'8" (2.85 x 2.66)
Double glazed window to the rear (with fitted blinds), radiator, fixed shelving adjacent to the central chimney breast, useful storage cupboard.

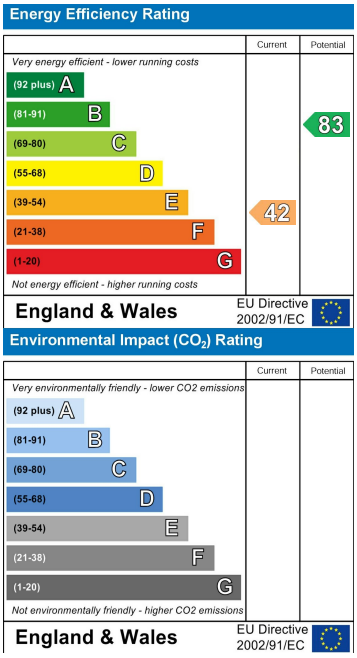
BATHROOM
8'11" x 7'0" (2.72 x 2.14)
Four piece suite comprising freestanding high end bath with claw feet, waterfall mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with glass screen and sliding door, dual attachment mains shower, push flush WC, wash hand basin with waterfall style mixer tap and storage cabinets beneath. Wall tiling, chrome heated ladder towel radiator, wall mounted Dimplex fan, shaver point, extractor fan, double glazed window to the rear (with fitted blinds), wall mounted bathroom cabinet, tiled floor.

TOP FLOOR BEDROOM
13'4" x 11'8" (4.07 x 3.58)
Accessed via a turning staircase from the first floor landing with three Velux roof windows to the rear (with slide-down blinds), radiator, spotlights, useful storage cupboards.

OUTSIDE
To the front of the property, the entrance runs parallel with the pavement side with a pedestrian gate leading down the left hand side of the property then providing access into the rear garden. The South facing rear garden has an initial side courtyard-style garden, further pedestrian gate providing access back to the front (not shared). The side courtyard then opens out to the rear where there is a covered seating area (ideal for entertaining), leading onto a garden lawn with planted and shaped borders housing a variety of bushes and shrubbery. To the rear of the plot, still enclosed by timber fencing, there is an additional patio area with timber storage garden shed. Within the garden there is an external water tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Halls Road where the cafe is on the corner. Take the third right onto Balfour Road. The property can be found on the right hand side, identified by our For Sale board.





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.

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