

# HoldenCopley

PREPARE TO BE MOVED

West End Street, Stapleford, Nottinghamshire NG9 7DA

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Offers Over £220,000



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## NO UPWARD CHAIN...

Recently refurbished to an impeccable standard, this three bedroom mid-terraced house is inviting you to simply unpack and settle in. As you step through the entrance hall, a seamless flow leads to two inviting reception rooms, each adorned with fresh décor. The modern fitted kitchen, complete with an under stair cupboard boasting convenient power points, beckons culinary adventures with its sleek design. Ascend to the first floor, where three generously proportioned bedrooms await. The master bedroom stands out with its expansive dimensions. Meanwhile, the third bedroom boasts the added convenience of a private W/C, ensuring comfort for guests or family members. A brand new family bathroom suite, resplendent in its contemporary fittings, serves the upper level with style and functionality. Outside, the property presents permit parking for up to two vehicles, ensuring hassle-free arrivals. To the rear, a low-maintenance garden awaits, bordered by two useful outhouses and a timber shed, offering ample storage solutions for outdoor essentials. With its prime location near the picturesque River Erewash, esteemed schools, and excellent transport links via the A52, this residence encapsulates the epitome of modern suburban living.

MUST BE VIEWED





- Mid-Terraced House
- Recently Refurbished
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Stylish Bathroom With Additional W/C
- Low Maintenance Garden
- Outhouses & Shed
- Security Alarm Fitted
- Close To Local Amenities











## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a decorative ceiling arch, and a single UPVC door providing access into the accommodation.

### Living Room

11'11" x 14'5" (3.65m x 4.41m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a fitted base unit, a TV point, coving to the ceiling, and a radiator.

### Dining Room

12'11" x 11'11" (3.96m x 3.65m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Kitchen

12'11" x 9'3" (3.96m x 2.82m)

The kitchen has a range of fitted gloss base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, laminate flooring, tiled splashback, recessed spotlights, a radiator, an in-built under-stair cupboard with power points, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

## FIRST FLOOR

### Landing

5'8" x 16'4" (1.75m x 4.99m)

The landing has carpeted flooring, a radiator, fitted cupboards, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

12'0" x 15'9" (3.68 x 4.81m)

The first bedroom has two UPVC double-glazed window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Two

9'7" x 13'0" (2.94m x 3.97m)

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, and a radiator.

### Bedroom Three

14'4" x 9'3" max (4.37m x 2.84m max)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, and access into a W/C.

### W/C

3'0" x 4'1" (0.92m x 1.27m)

This space has a concealed flush W/C, a wash basin with fitted storage underneath, vinyl flooring, a singular recessed spotlight, and an extractor fan.

### Bathroom

6'0" x 5'10" (1.85m x 1.78m)

The bathroom has a concealed flush W/C combined with vanity unit wash basin and fitted storage, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially tiled walls, vinyl flooring, a chrome heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is permit parking for up to two vehicles.

### Rear

To the rear of the property is a private enclosed low maintenance garden with paved patio, access into two outhouses, a timber-built shed with decorative windows, fence panelling and brick boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)  
220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – High risk of flooding in area

Non-Standard Construction – Tbc

Any Legal Restrictions – Tbc

Other Material Issues – Tbc

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

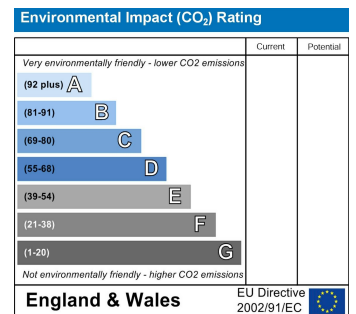
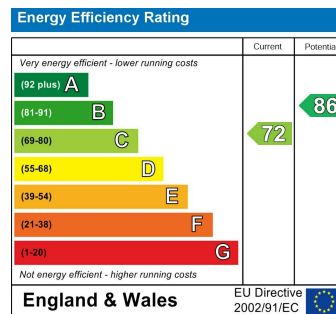
The vendor has advised the following:

Property Tenure is Freehold

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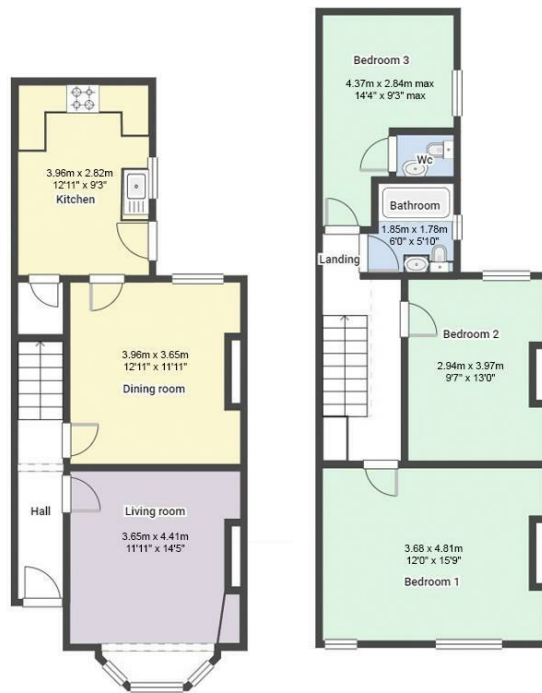
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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