

HoldenCopley

PREPARE TO BE MOVED

Balfour Road, Stapleford, Nottinghamshire NG9 7GA

Guide Price £165,000

Balfour Road, Stapleford, Nottinghamshire NG9 7GA

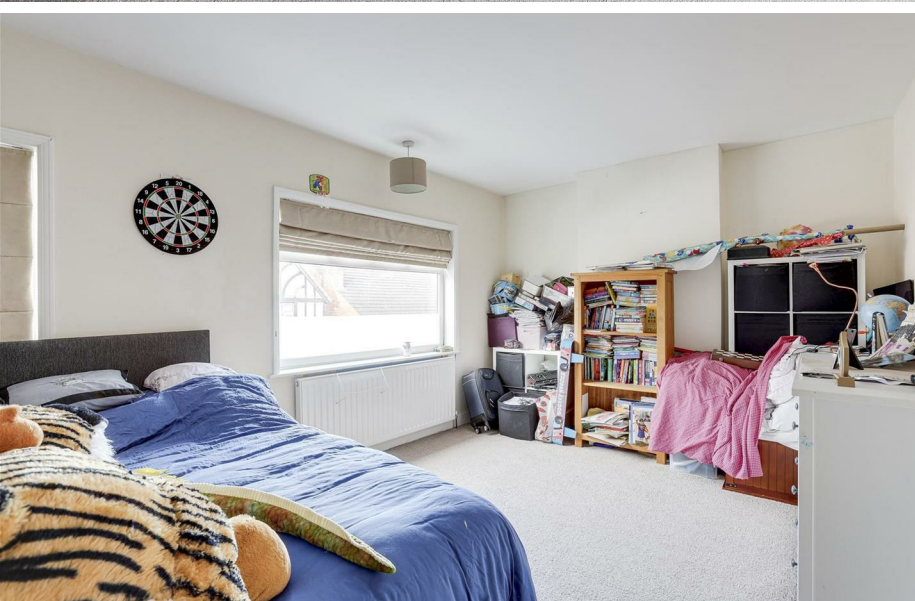


GUIDE PRICE £165,000 TO £175,000

This two-bedroom semi-detached house is well-presented and offers deceptively spacious accommodation, making it an ideal purchase for any first-time buyer looking to step onto the property ladder. Situated in a popular location close to local shops, excellent transport links, and great school catchments, the property offers a fantastic blend of comfort and convenience. Internally, the ground floor comprises an entrance hall, a bright and airy living room, a separate dining room, a fitted kitchen with a useful pantry, and a utility room with a W/C. Upstairs, the first floor features two generously sized double bedrooms, a four-piece bathroom suite, and access to a fully boarded loft, providing excellent additional storage space. Outside, there is on-street parking to the front, along with a private rear garden offering a patio area, a lawn, and decking, providing a blank canvas with plenty of potential to create your ideal outdoor space.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen With Pantry
- Ground Floor WC/Utility Room
- Two Reception Rooms
- Four Piece Bathroom Suite
- Private Enclosed Rear Garden
- Popular Location
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11*1" x 2*10" (3.38 x 0.87)

The entrance hall has wood-effect flooring, carpeted stairs, panelled walls, a radiator and a single door providing access into the accommodation.

Living Room

11*9" x 10*6" (3.60 x 3.21)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a built-in cupboard, a decorative surround with a tiled hearth and built-in mirror and a picture rail.

Dining Room

11*11" x 11*9" (3.64 x 3.59)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, built-in cupboards and drawers, an open fireplace with a decorative surround and tiled hearth and a picture rail.

Kitchen

9*6" x 8*10" max (2.91 x 2.71 max)

The kitchen has fitted base units with worktops, an integrated oven, a gas hob, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, recessed spotlights, access into the pantry, a UPVC double-glazed window to the side elevation and a single door providing access out to the garden.

WC/Utility Room

7*0" x 4*8" (2.14 x 1.44)

The WC/utility room has a low level flush W/C, a pedestal wash basin, a fitted worktop, space and plumbing for a washing machine, a wall-mounted boiler, a radiator and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

11*11" x 2*11" (3.65 x 0.90)

The landing has carpeted flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master bedroom

15*2" x 10*6" (4.64 x 3.22)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring and a radiator.

Bedroom Two

11*11" x 9*0" (3.65 x 2.76)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and an open fireplace.

Bathroom

8*11" x 7*10" (2.72 x 2.41)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially panelled and tiled walls, a radiator, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is on street parking and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, a lawn, slate chippings and decking.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)

- Phone Signal – All 4G & 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

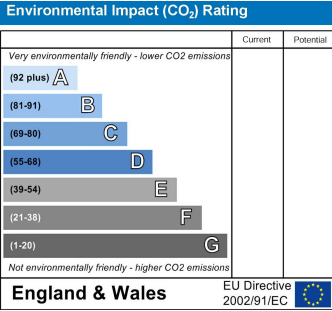
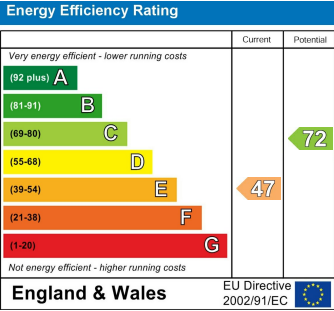
Council Tax Band Rating - Broxtowe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

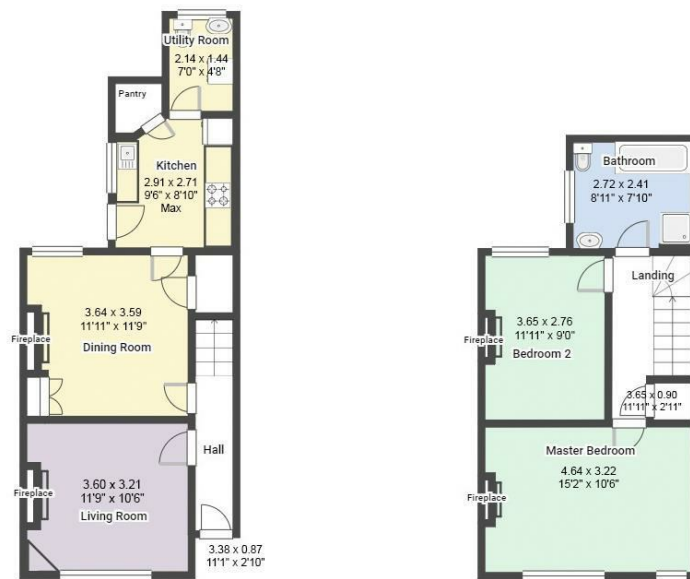
The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk