

Robert Ellis

look no further...



**Birley Street
Stapleford, Nottingham NG9 7GE**

£220,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.

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@robertellisea



A surprisingly spacious three bedroom semi detached house.

Only when entering the property can you fully appreciate the size of the accommodation on offer, with two reception rooms, three well proportioned bedrooms, a bathroom facility to the ground floor and a shower room to the first floor.

The property benefits from gas fired central heating and double glazing, as well as an attractive rear garden landscaped with ease of maintenance in mind with an area laid to artificial lawn. To the foot of the plot is a timber garden building.

Situated towards the end of this no-through road in this convenient residential location within walking distance of local schools, including George Spencer and Fairfield Academies*. The town centre is also within walking distance, as is a regular bus route. For those looking to commute further afield, the A52 for Nottingham, Derby and Junction 25 of the M1 motorway, as well as the park and ride for the Nottingham tram are a few minutes drive away.

The property is equally suite to families and first time buyers and viewing is recommended.



LOUNGE

13'10" x 12'11" (4.22 x 3.96)

Feature fire surround, radiator, double glazed square bay window to the front and door to dining room.

DINING ROOM

15'11" x 13'1" (4.87 x 4)

Radiator, stairs to the first floor and double glazed window to the rear.

KITCHEN

14'1" x 7'11" (4.3 x 2.43)

Equipped with a modern Shaker-style range of fitted wall, base and drawer units with rolled edge work surfacing, an inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Space and plumbing for washing machine and dishwasher. Double glazed window, useful walk-in storage cupboard and door to rear lobby.

REAR LOBBY

Double glazed window and door to bathroom.

BATHROOM

8'2" x 7'4" (2.51 x 2.26)

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC and bath. Radiator, double glazed window.

FIRST FLOOR LANDING

Doors to bedrooms and shower room.

BEDROOM ONE

12'11" x 11'1" (3.96 x 3.4)

Radiator, double glazed window to the front.

BEDROOM TWO

12'2" x 10'1" (3.73 x 3.08)

Radiator, double glazed window to the rear.

BEDROOM THREE

8'10" x 8'2" reducing to 7'0" (2.71 x 2.5 reducing to 2.15)

Radiator, double glazed window to the rear.

SHOWER ROOM

Three piece suite comprising pedestal wash hand basin,

low flush WC and shower cubicle with thermostatic controlled shower. Tiling to walls. Radiator.

OUTSIDE

A small open frontage with gated and pedestrian access at the side of the house leading to the rear garden. The rear garden is enclosed with a landscaped yard area, picket fence and gate leading to the main garden which has been finished with artificial lawn for ease of maintenance. Raised seating area, again finished with artificial lawn. There is a covered seating area and timber garden outbuilding.

DIRECTIONS

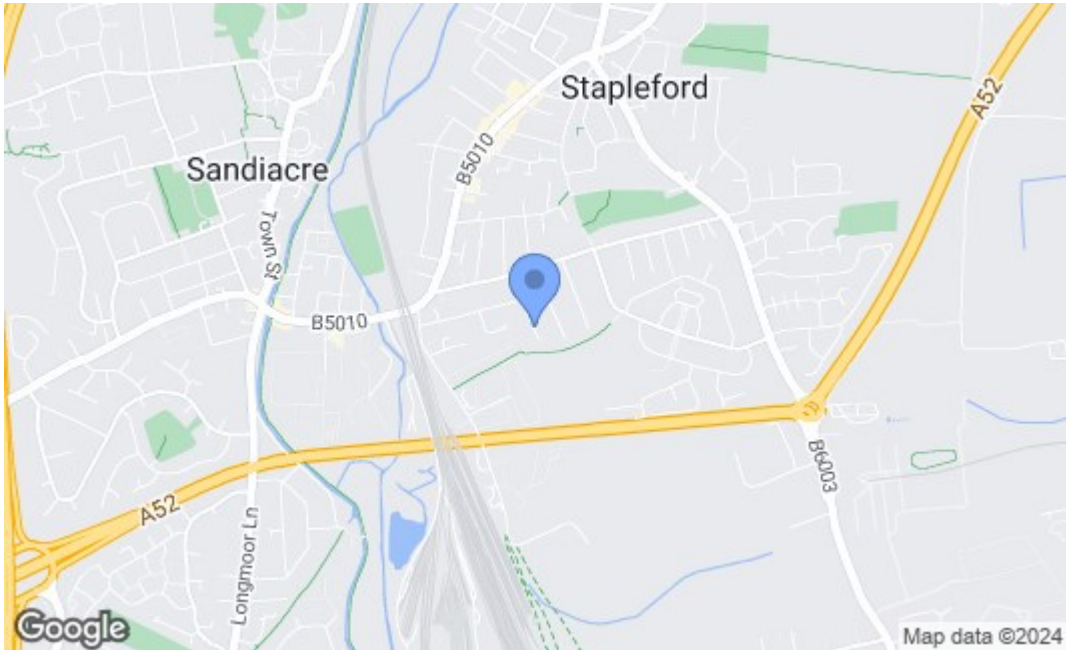
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane. At the brow of the hill, turn right onto Brookhill Street and follow the road down. Birley Street can be found approx. 7th turning on the left. The property can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE

* The intending purchaser should make their own enquiries as to the current admission policies for the schools named.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		55
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.