



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

**£225,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.



A surprisingly spacious three bedroom Victorian semi detached house.

This period property offers an eclectic mix of original features complemented by modern and contemporary living, the property being thoughtfully restored and modernised in recent times by the current owners.

A composite side entrance door welcomes you into this beautifully presented home where you are greeted by a feature staircase with balustrade and ornamental stair rods, quarry tile style flooring and original pitched pine internal doors leading to the main reception rooms. The living room has an original period fireplace and generous bay window to the front. The dining room is a great place for entertaining and leads through to the fitted kitchen, beyond which is the bathroom.

Rising to the first floor, there is a gallery style landing, a small study space and access to the three well proportioned bedrooms. A further feature of this property is the attractively landscaped rear gardens with a bespoke built-in BBQ area, patio with pergola (great for alfresco dining), lawn and a further courtyard style garden at the foot of the plot to enjoy the evening sun.

Situated in this popular residential suburb, great for families and commuters alike as schools for all ages are within easy reach, as is the town centre of Stapleford itself. A short drive away can be found the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the park and ride for the Nottingham tram.

The property is centrally heated from a combination boiler and has double glazed windows throughout. This characterful property will make a fantastic first home and an internal viewing is recommended.



## ENTRANCE HALL

A welcoming space with composite front entrance door, with double glazed top window, double glazed window, feature quarry tile style flooring, stairs to the first floor with wood spindle balustrade and ornamental stair rods. Half panelling to walls, radiator. Stairwell down to the cellar with storage. Original pitched pine door opening through to the living room.

## LIVING ROOM

13'10" x 12'8" (4.22 x 3.88)

A cosy and contemporary space with features including original Victorian cast iron fireplace with tiled inserts and surrounding mantel. Coving to ceiling, picture rail, radiator, wood flooring, double glazed bay window to the front.

## DINING ROOM

12'0" x 12'8" (3.66 x 3.87)

Half panelling to walls, radiator, full height pitched pine cabinet with drawers and storage space. Radiator, double glazed window to the side, double glazed window to the rear.

## KITCHEN

10'3" x 7'10" (3.14 x 2.4)

Incorporating a range of fitted wall, base and drawer units, with work surfacing and inset Belfast sink unit. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, radiator, appliance space. Composite double glazed rear exit door, double glazed window. Door to bathroom.

## BATHROOM

7'10" x 5'2" overall (2.41m x 1.60m overall)

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, bath with electric shower over. Partially tiled walls, radiator, two double glazed windows.

## FIRST FLOOR LANDING

Spacious landing offering a galleried feel with a small study space, wood spindle balustrade, half panelling to walls, coving to the ceiling, double glazed window. Loft hatch.

## BEDROOM ONE

11'6" x 12'9" (3.52 x 3.9)

Radiator, double glazed window to the front, coving to the ceiling, original fireplace tiles to the floor.

## BEDROOM TWO

12'1" x 9'8" (3.69 x 2.96)

Coving to ceiling, radiator, double glazed window to the rear.

## BEDROOM THREE

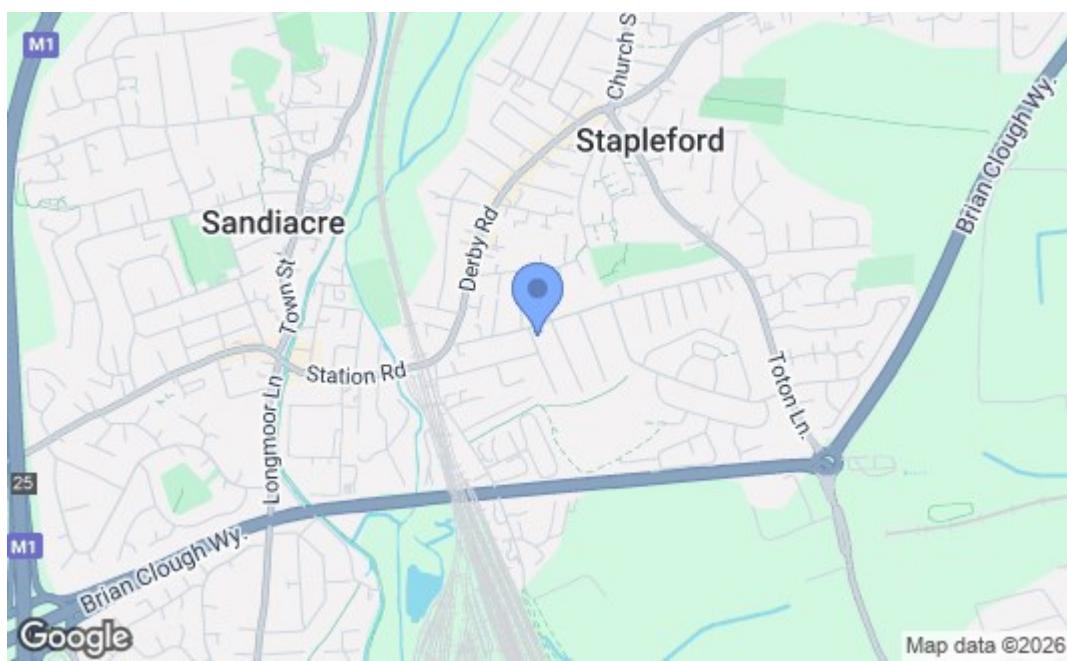
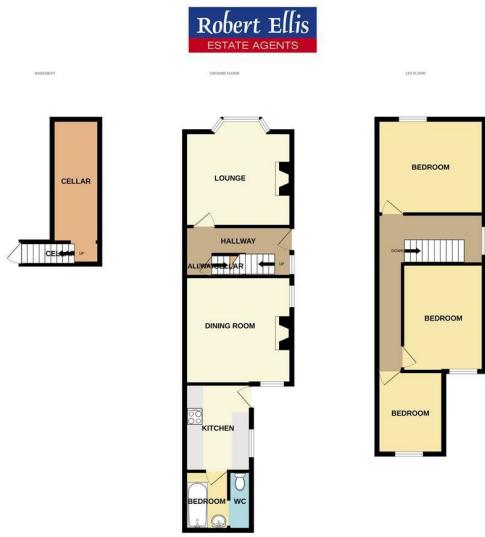
9'10" x 7'10" (3 x 2.40)

Built-in cupboard house the gas fired combination boiler (for central heating and hot water), radiator, double glazed window to the rear.

## OUTSIDE

To the front is a small walled-in garden with pedestrian gate and pathway running along the side of the property to the front entrance door, with further gate leading to the rear garden. To the side of the property there is an enclosed bin store. The rear garden is enclosed with a block paved patio area and BBQ area which includes a bespoke space with inset for kettle style BBQ and storage under, ornamental paved patio with pergola (for alfresco dining) and the pathway flanked with gravel leads to the foot of the garden where there is a further gravel courtyard style seating area. The middle section of the garden is laid to lawn with mature shrubs. Garden shed with power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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, fixture or fitting has been tested.