



Midland Avenue
Stapleford, Nottingham NG9 7BT

A BAY FRONTED THREE BEDROOM SEMI
DETACHED HOUSE.

£260,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE BEING BROUGHT TO THE MARKET WITH A MODERN AND CONTEMPORARY STYLISH INTERIOR IN A READY TO MOVE INTO CONDITION.

The accommodation is arranged over two floors, the ground floor comprising entrance hall, useful ground floor cloaks/WC, bay fronted living room and full width dining kitchen. The first floor landing then provides access to three bedrooms and a modern four piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, generous enclosed garden space to the rear incorporating a detached garden home office with power and lighting.

The property is situated in this established and popular residential location, equally suited to commuters and families alike as the property is situated within walking distance of highly regarded schooling for all ages such as William Lilley, Fairfield and George Spencer. The property is also a short drive from the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to nearby walks along the canal and over the fields, and the town centre amenities are situated just a short distance away.

The property will make an ideal first time buy or family home and we highly recommend an internal viewing.



ENTRANCE HALL

15'3" x 5'6" (4.67 x 1.70)

Composite and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, laminate flooring, spotlights, doors to the living room and dining kitchen, useful understairs storage cupboard housing the meters, further door to the ground floor WC.

CLOAKS/WC

5'4" x 2'6" (1.63 x 0.78)

Incorporating a modern two piece suite comprising wash hand basin with mixer tap, tiled splashbacks and cabinet beneath, push flush WC. Tiled floor, extractor fan, ladder towel radiator.

LIVING ROOM

13'1" x 11'10" (4.00 x 3.63)

Wall mounted contemporary living flame gas fire, radiator, double glazed bay window to the front (with fitted blinds), media points.

FULL WIDTH DINING KITCHEN

17'11" x 11'10" (5.48 x 3.61)

A modern and comprehensive range of fitted wall, base and drawer units, with work surfacing and inset one and a half bowl sink unit with single drainer and mixer tap, built-in electric oven, hob and extractor hood over, integrated microwave, built-in washing machine and dishwasher. Plumbing and space for full height fridge/freezer, high gloss porcelain tiled floor, feature tiled splashbacks, spotlights, tall flat panel radiator, double glazed window (with fitted blinds), double glazed French doors (with inset fitted blinds) opening out to the rear garden.

FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms and bathroom, decorative wood spindle balustrade, loft access point via wooden pull-down loft ladders which also houses the gas fired combination boiler for central heating and hot water purposes, lighting and boarding.

BEDROOM ONE

13'3" x 11'3" (4.06 x 3.43)

Radiator, double glazed bay window to the front (with fitted blinds).

BEDROOM TWO

11'11" x 10'7" (3.64 x 3.25)

Radiator, double glazed window to the rear (with fitted blinds).

BEDROOM THREE

6'8" x 6'5" (2.05 x 1.98)

Laminate flooring, router point, radiator, double glazed window to the front (with fitted blinds).

BATHROOM

8'2" x 6'9" (2.50 x 2.06)

Incorporating a modern and contemporary four piece suite comprising floating wash hand basin with mixer tap, tiled splashbacks and storage cabinets beneath, push flush WC, bathtub with central mixer tap and handheld shower attachment. Separate corner shower cubicle with thermostatic controlled dual attachment mains shower, partially tiled walls, tiled floor, heated towel rail, double glazed window to the rear, spotlights, extractor fan, chrome ladder towel radiator.

OUTSIDE

To the front of the property there is a block paved frontage providing off-street parking to the front and side. The side then opens out into the rear garden which incorporates an initial decked area (great for alfresco dining), sleeper dwarf garden wall, steps leading to the main garden which is laid to artificial lawn for low maintenance with decorative gravel beds to either side, external water tap, lighting point and provision for EV charging point. At the foot of the plot there is a further seating area and converted garden shed into an external garden office.

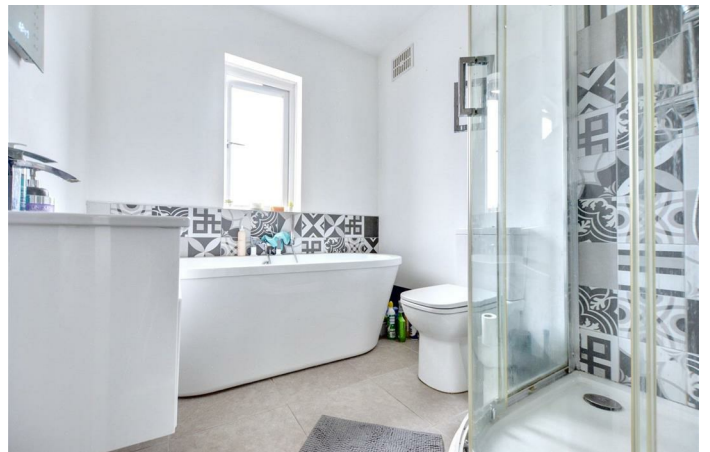
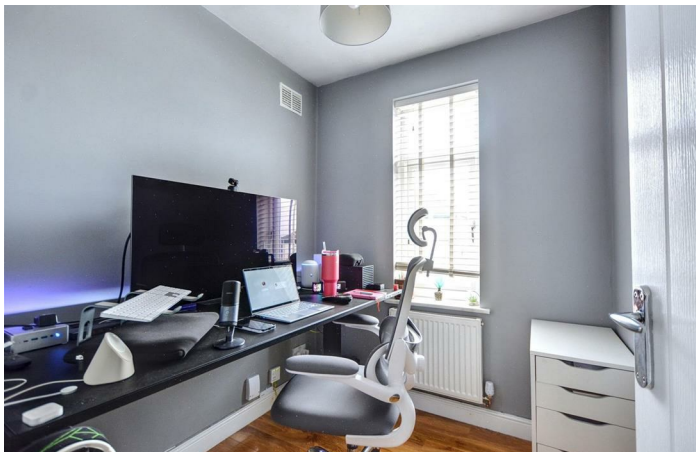
SHED/OFFICE

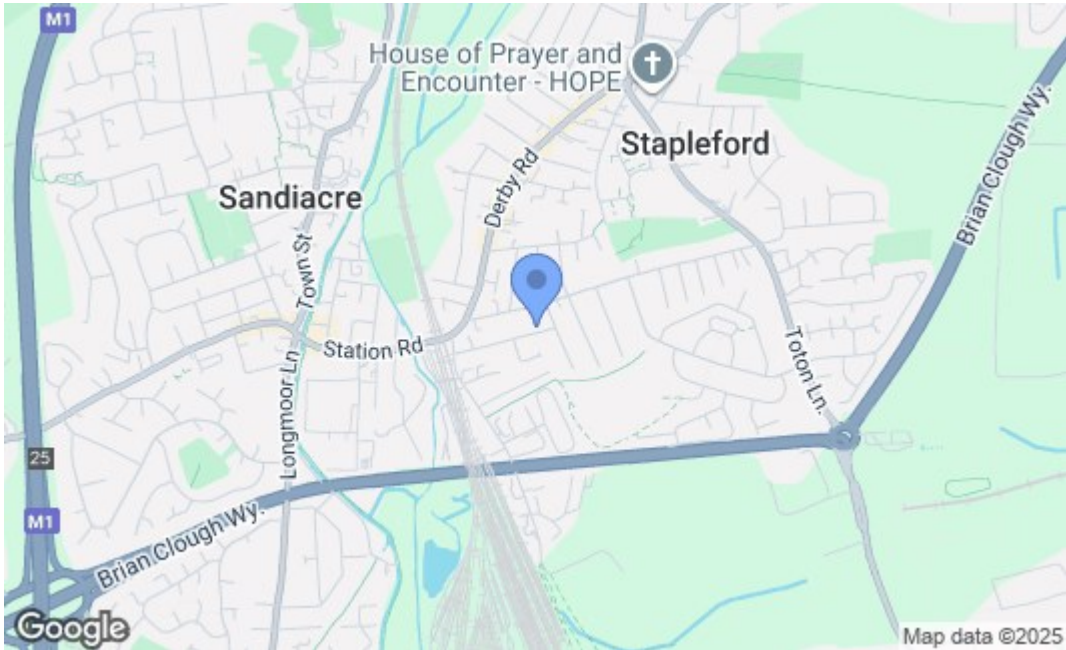
11'5" x 7'5" (3.49 x 2.27)

French doors to the side, windows to both the front and side, as well as power and lighting points.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre and take a left hand turn shortly before the bridge onto Bessell Lane. Take the first left onto Midland Avenue and continue up the hill where the property can be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.