



- NO ONWARD CHAIN
- Ideal opportunity for First-Time Buyers or Investment
- 2 Reception Rooms
- 2 Bedrooms
- Kitchen with integrated cooking facilities
- Family bathroom with shower over bath
- Enclosed rear garden with paved area
- Close to local amenities, schools, and transport links
- Ideal location for Stapleford Town Centre, with easy access to A52 and M1 junction 25
- Guide Price £160,000 to £170,000

SAB are pleased to offer, for sale, this two bedroom mid terraced property.

Generous accommodation to the ground floor with 2 reception rooms and kitchen, whilst to the first floor are two bedrooms and bathroom.

The property benefits from gas central heating, combi boiler and double glazing.

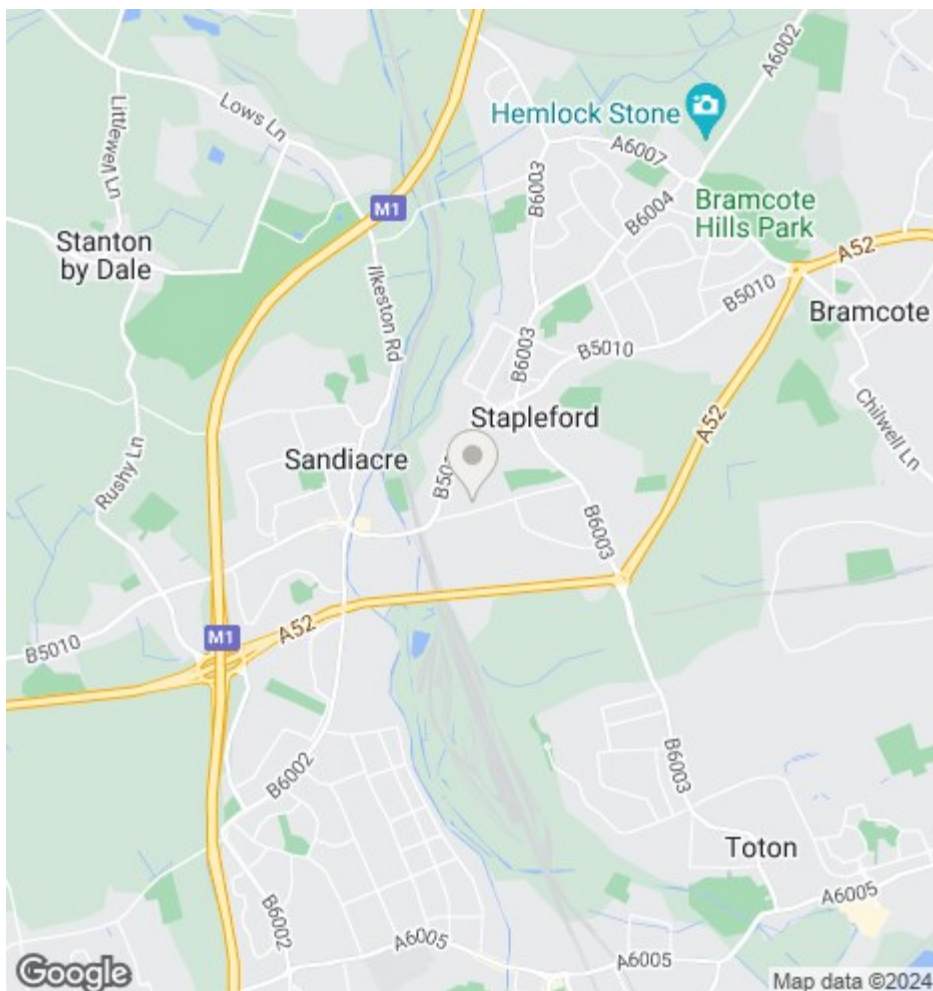
Rear enclosed garden and on street car parking


Situated in Stapleford close to public transport links, local amenities, schools and within a short distance from Stapleford Town Centre.


We expect demand to be exceptionally high, please call now to arrange a viewing and avoid disappointment.

Lawrence Street, Stapleford, Nottingham

Price guide £160,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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	



Description

The interior is presented in a good condition, with spacious front and rear reception rooms.

The modern fitted kitchen is located to the rear and leads to the rear garden.

To the first floor are 2 bedrooms and modern bathroom with shower over bath.

Outside, there is on-street parking at the front, and the enclosed rear garden features a paved area, and steps up to a generously sized lawn offering various options for outdoor enjoyment and entertainment.

This property is located in Stapleford and offers an advantageous location with easy access to the A52 and the M1 junction 25, commuting and exploring the surrounding areas with ease. Stapleford is known for its friendly community, making it a desirable town to live in. There are local parks and shops with a blend of convenience and character right on the doorstep.

Front Reception

12'5" x 10'0" (3.8 x 3.05)

Entered from the main UPVC access door. This spacious room has a UPVC window to the front allowing natural light in to the room, with modern blinds and baton for a curtain pole. The gas and electricity meters are tucked away in a store cupboard in this room. There are ample sockets. There is a wall mounted radiator and the room has neutral décor and grey laminate flooring.

Rear Reception

15'5" x 10'0" (4.7 x 3.05)

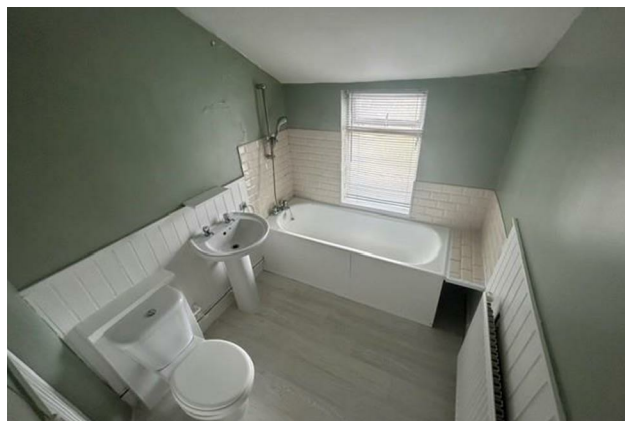
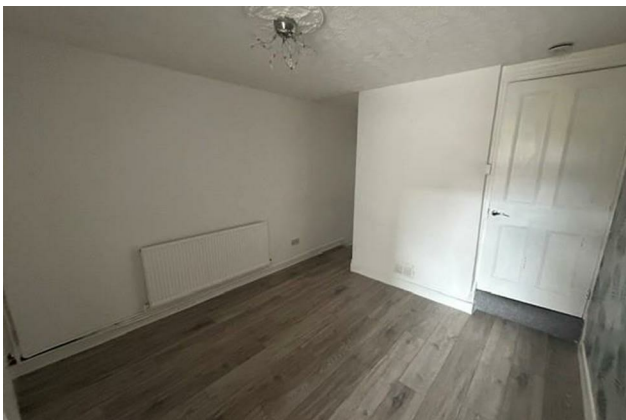
Leading from the front reception, with a small storage area in between. There is a UPVC window overlooking the rear garden, with blinds and baton for a curtain pole. The generous size will easily accommodate a dining table and additional furnishings, making it a versatile room. There is a wall mounted radiator, neutral décor and grey laminate flooring.

The stairs lead off this room, to the first floor landing and hallway.

Kitchen

12'3" x 5'8" (3.74 x 1.74)

The modern fitted kitchen is equipped with integrated electric oven and hob. There is plumbing for a washing machine. With rolltop worktops, a range of wall and base units, stainless sink with stainless steel taps, double glazed windows to side and rear elevation, with blinds. Wall mounted radiator and complimentary ceramic tiling to walls, neutral décor and grey laminate flooring.



Bedroom 1

12'4" x 10'0" (3.76 x 3.05)

Located to the front, with UPVC window, modern blind and baton for curtain pole. This spacious room will easily accommodate a double bed and a selection of bedroom furniture. It has modern neutral décor and grey carpet. There is a wall mounted radiator and ample sockets.

Bedroom 2

12'10" x 7'0" (3.93 x 2.15)

Located to the rear, with baton for curtain pole. This room will accommodate a single bed with a selection of bedroom furniture or a double sofa bed to utilise it as a guest bedroom. It could also serve as an office if required as there are ample plug sockets. The combi boiler is located within a cupboard. Modern décor and grey carpet.

Bathroom

7'6" x 5'5" (2.30 x 1.66)

Located to the rear of the property, the suite comprises of low level WC, pedestal hand wash basin with stainless taps, bath with gravity feed shower over. Neutral décor, complimentary ceramic tiled splashback and modern boarding to low level. Modern vinyl flooring.

Outside

To the front is on-street parking for convenience.

The enclosed rear garden has a paved patio area from the doorway and has a handy storage unit to the side. There is a stepped area leading on to the established, well maintained lawn which is enclosed with fence to the left side and rear and hedge along the right hand side.

Tenure

Freehold with vacant possession upon completion.

Viewings

Viewings are strictly by appointment via SAB Properties, please call today and arrange a viewing to avoid disappointment.

Directions

Proceed out of Long Eaton, along Derby Road, pass over the canal bridge, turn 8th right on to College Street. Continue all the way to the mini-roundabout and turn right on to the B6002 (Longmoor Lane). Continue to the traffic lights junction and turn right on to the B5010 (Derby Road), turn right on to Brookhill Street, take the 2nd right, Lawrence Street, where number 49 will be found on the right hand side clearly identified by our For Sale board

