



Mackinley Avenue  
Stapleford, Nottingham NG9 8HU

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£220,000 Freehold**



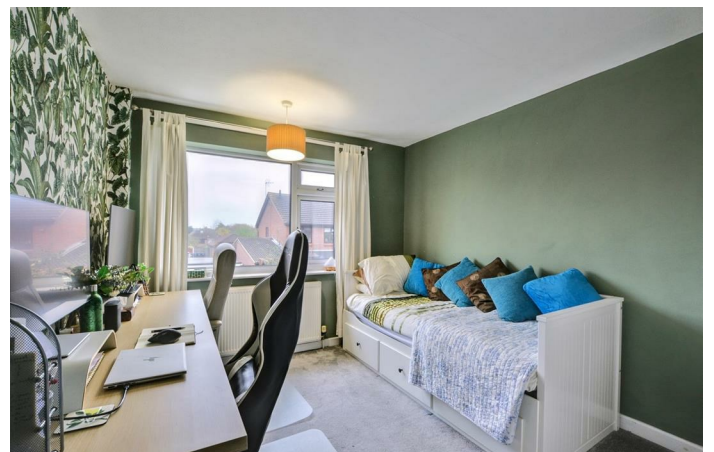
A particularly well presented and surprisingly spacious three bedroom semi detached house.

This property comes to the market in a ready to move into condition with features including extended fitted kitchen, uPVC double glazed conservatory, double glazed windows throughout and gas fired central heating served from a combination boiler.

The property is situated in a quiet, pedestrianised walkway with the benefit of a single garage located in an adjacent block. There are attractively landscaped front garden and enclosed rear garden with lawn, decked area and useful block paved side garden.

The property is situated in this highly regarded residential suburb within walking distance of local junior school and regular bus service. The area offers good commutability, as well as being close to the town centre itself. There are good road networks linking Nottingham, Derby, Junction 25 of the M1 motorway and the larger nearby towns, as well as Nottingham University and QMC.

This property is ideal for first time buyers or young families and an internal viewing is recommended.



## ENTRANCE HALL

Double glazed window and front entrance door, radiator, stairs to the first floor, useful cloaks cupboard.

## LOUNGE/DINER

24'2" x 12'7" (7.38 x 3.86)

A generous through room with coal effect gas fire with feature surround, understairs store cupboard, two radiators, double glazed window to the front, double glazed French doors opening into the conservatory.

## CONSERVATORY

7'4" x 6'9" (2.26 x 2.08)

uPVC double glazed construction brick dwarf wall with wall mounted electric heater and double glazed French doors opening to the rear garden.

## KITCHEN

17'7" x 6'10" (5.36 x 2.09)

Incorporating a modern range of fitted wall, base and drawer units with granite worktops and inset one and a half bowl sink unit and single drainer. Rangemaster gas/electric range-style cooker, plumbing and space for washing machine and dishwasher, as well as space for fridge/freezer. Heated towel rail, double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Double glazed window, hatch and ladder to partially boarded loft with light.

## BEDROOM ONE

12'5" x 9'2" (3.81 x 2.8)

Radiator, double glazed window to the front.

## BEDROOM TWO

11'5" x 6'6" (3.48 x 2)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'1" x 6'5" (2.16 x 1.97)

Overstairs store cupboard, radiator, double glazed window to the front.

## BATHROOM

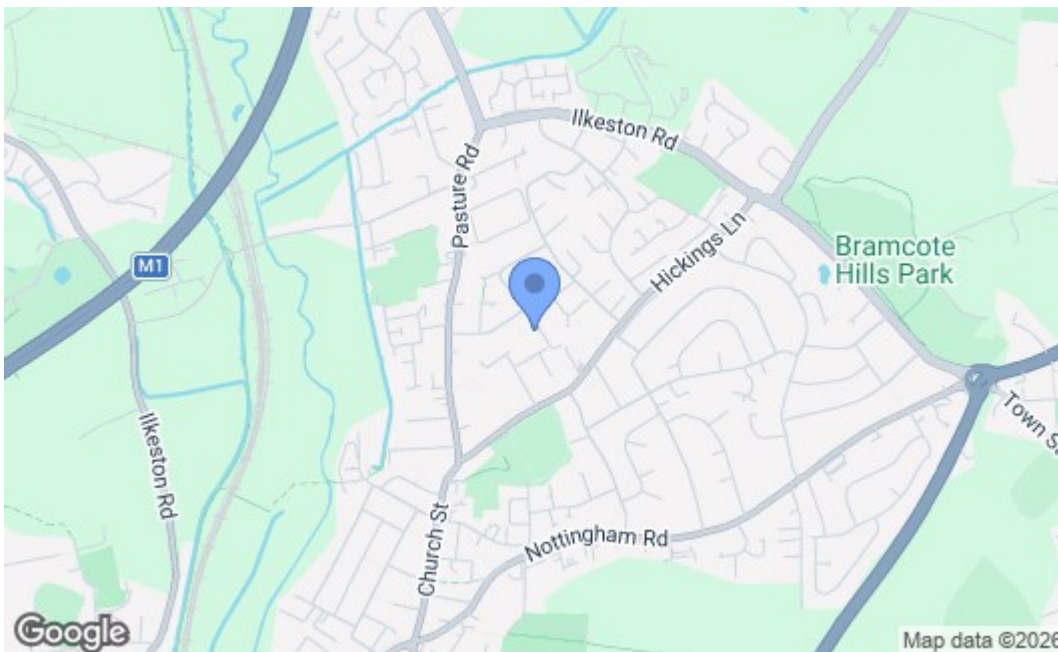
7'5" x 6'4" (2.28 x 1.94)

Incorporating a modern three piece suite comprising wash hand basin within vanity unit, low flush WC with concealed cistern, shaped bath with mixer tap, handheld shower attachment and electric shower, shower screen. Integrated laundry bin, heated towel rail, double glazed window.

## OUTSIDE

The property is located along a pedestrianised boulevard and has a landscaped front garden with low level evergreen hedging to boundaries, barked area with inset ornamental shrub, block paved pathway leading to the front door. There is gated pedestrian access at the side leading to a useful block paved storage area which then leads to the rear garden laid to lawn with contemporary decked area, block paved patio, paved area and garden shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.