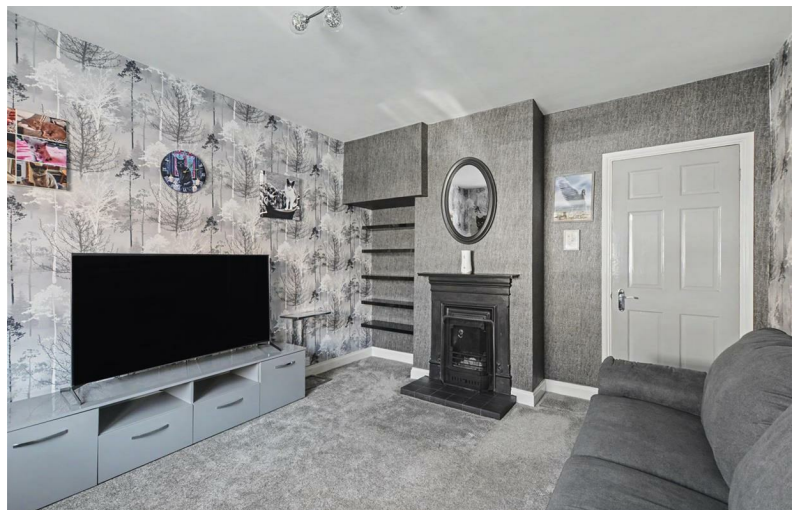




Manor Avenue
Stapleford, Nottingham NG9 8GE

£180,000 Freehold

AN EXTENDED THREE BEDROOM END
TERRACED HOUSE.



An extended and therefore surprisingly spacious three bedroom end terraced house.

This well presented property comes to the market with NO UPWARD CHAIN and in a ready to move into condition.

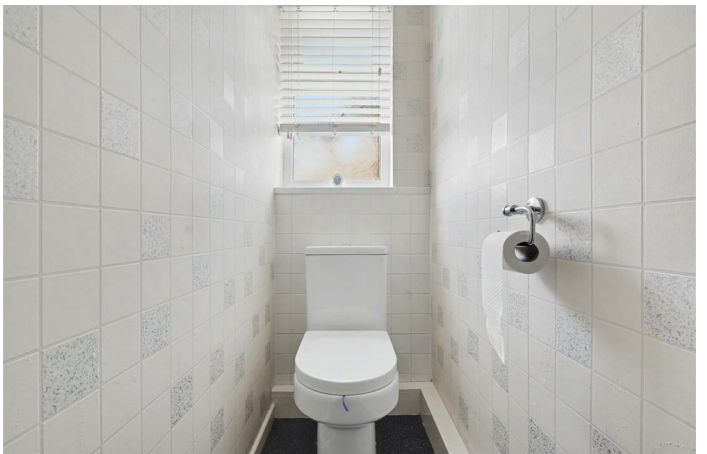
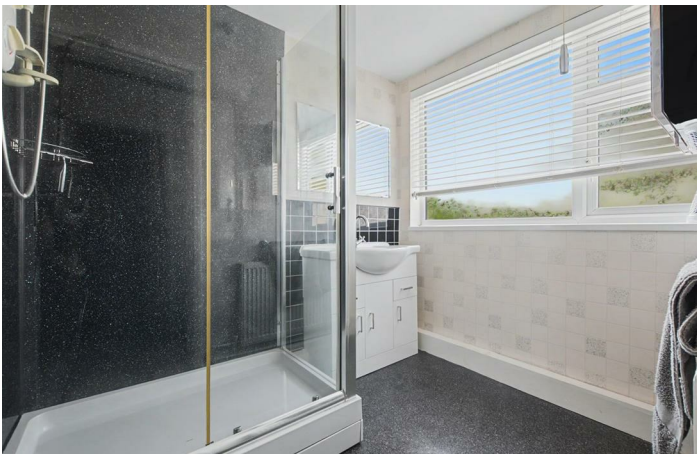
Extended to the ground floor, the accommodation comprises entrance hall, lounge with open fire with cast iron surround, dining kitchen with modern units and a rear lobby with storage cupboard and door to modern shower room and separate WC. Rising to the first floor, the landing provides access to three well proportioned bedrooms.

The property is centrally heated with a combination boiler and has double glazed windows throughout.

Set back from the road with an attractive frontage, there is a particularly good size and attractively landscaped rear garden with feature flagstone patio and pathways, a small ornamental pond, greenhouse and garden shed.

Situated in this popular residential suburb approximately 10 minutes walk from Stapleford town centre which offers a good variety of shops and facilities. There is also a regular bus service within easy reach and a local junior school.

We believe this property will make a fantastic first purchase and with three bedrooms offers space for families and also for those looking to work from home.



ENTRANCE HALL

uPVC double glazed front entrance door, radiator, stairs to the first floor.

LOUNGE

12'5" plus bay x 11'4" (3.8 plus bay x 3.46)

Feature cast iron fireplace with open fire, radiator, double glazed bay window to the front. Door to dining kitchen.

DINING KITCHEN

14'5" x 9'11" (4.4 x 3.04)

Range of fitted wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Walk-in understairs store cupboard with double glazed window. Radiator, double glazed windows and door to rear garden. Door to rear lobby.

REAR LOBBY

6'2" x 2'7" (1.89 x 0.81)

Doors to shower room and separate WC. Built-in storage closet housing gas combination boiler (for central heating and hot water).

SHOWER ROOM

7'6" x 6'2" (2.31 x 1.9)

Wash hand basin with vanity unit, walk-in shower cubicle with electric shower. Radiator, double glazed window.

SEPARATE WC

Housing a low flush WC. Double glazed window.

FIRST FLOOR LANDING

Double glazed window, loft hatch.

BEDROOM ONE

10'7" x 11'2" increasing to 14'5" (3.24 x 3.42 increasing to 4.40)

Ornamental cast iron fireplace, radiator, double glazed window to the front.

BEDROOM TWO

11'10" x 7'6" (3.61 x 2.30)

Radiator, double glazed window to the rear.

BEDROOM THREE

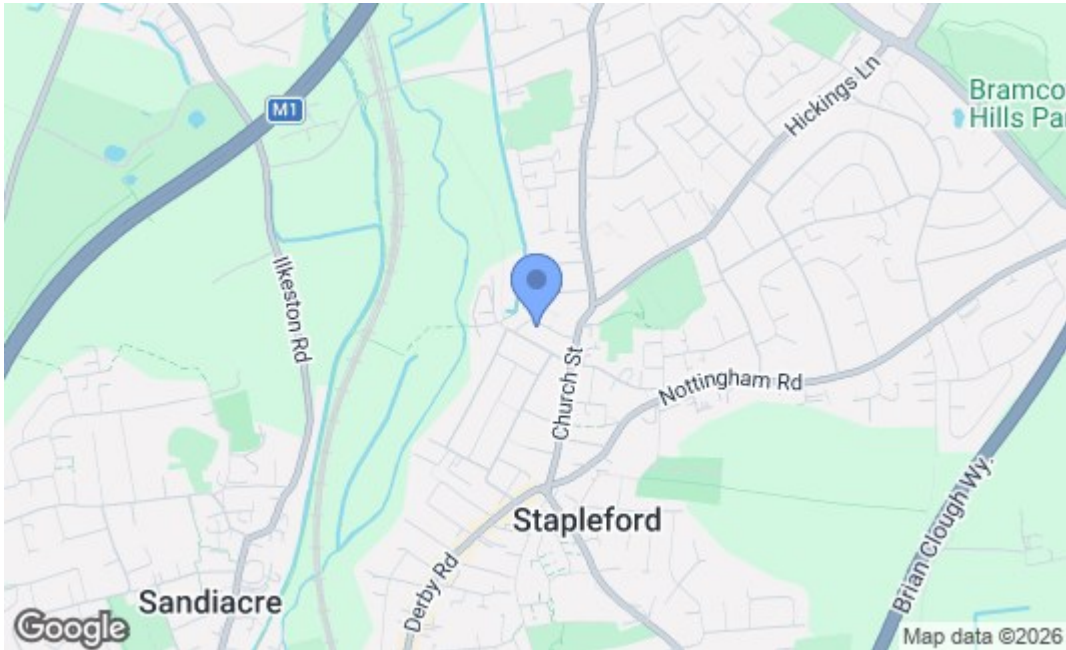
8'9" x 6'5" (2.68 x 1.96)

Radiator, double glazed window to the rear.

OUTSIDE

To the front, the garden is walled-in with attractive wrought iron detailing and wrought iron gate opening to an attractively paved front garden. The paving continues along the side of the house providing a pathway and leading to the rear garden. The paving forms a feature of the rear garden which is landscaped to provide ease of maintenance, as well as a pleasant place to sit and relax. There is a small ornamental pond and flower/shrub borders to the boundaries. There is a garden shed and greenhouse.





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		
	53	70
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.