



**Stirling Grove, Nottingham NG11 9AP**



**welcome to**

## **Stirling Grove, Nottingham**

William h brown have pleasure in offering this three-bedroom semi-detached house, situated in the ever-popular suburb of Clifton. BOOK YOUR VIEWING TODAY!



### **Entrance Hallway**

Door to front aspect, doors to:

### **Cloakroom**

Mid level WC, wash hand basin, radiator, window to front aspect

### **Lounge**

19' 9" x 11' 1" ( 6.02m x 3.38m )

Window to front aspect, television point, radiator, feature fireplace

### **Kitchen**

11' x 8' 10" ( 3.35m x 2.69m )

Fitted with wall and base units with work surfaces over, electric oven, gas hob with cooker hood above, plumbing for washing machine and dishwasher, single bowl sink

### **Conservatory**

18' 9" x 8' 5" ( 5.71m x 2.57m )

Upvc construction, windows to rear aspect

### **Bedroom One**

11' 3" x 10' 9" ( 3.43m x 3.28m )

Window to front aspect, radiator

### **Bedroom Two**

10' 8" x 7' 9" ( 3.25m x 2.36m )

Window to front, radiator

### **Bedroom Three**

13' 5" x 8' 8" Max ( 4.09m x 2.64m Max )

Window to rear aspect, radiator, storage cupboard

### **Bathroom**

WC, wash hand basin, panel bath, shower cubicle, radiator, window to side and rear aspect

### **Loft Space**

17' 2" x 7' 11" ( 5.23m x 2.41m )

window to rear aspect



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## Stirling Grove, Nottingham

- THREE BEDROOM SEMI DETACHED HOUSE
- LARGE LIVING ROOM
- CONSERVATORY
- LARGE GARDEN
- THREE SPACIOUS BEDROOMS

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers in the region of

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBF103426 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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