



Harrison Road
Stapleford, Nottingham NG9 8GP

£210,000 Freehold

A SPACIOUS & WELL PRESENTED THREE
BEDROOM END TOWN HOUSE.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS SURPRISINGLY SPACIOUS AND WELL PRESENTED THREE BEDROOM END TOWN HOUSE.

With accommodation over two floors, the ground floor comprises entrance hall, through lounge with dual aspect, separate dining room, kitchen and rear lobby with useful and upgraded WC. The first floor landing then provides access to three well proportioned bedrooms and a recently upgraded bathroom.

The property benefits from gas fired central heating from a modern combination boiler, double glazing and its own enclosed garden space to the rear.

The property is situated in this popular residential suburb within walking distance of excellent schooling for all ages, as well as open space including Hickings Lane Recreation Ground with the new football academy and Pasture Road field which has recently had a skate park installed along side green space and football pitches.

For those wishing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and train stations located in Beeston, Ilkeston and Long Eaton.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE HALL

8'4" x 6'3" (2.55 x 1.91)

uPVC panel and double glazed front entrance door with double glazed window to the side of the door, meter cupboard, staircase rising to the first floor, radiator, laminate flooring and doors leading to living room and dining room.

LIVING ROOM

16'9" x 10'2" (5.12 x 3.12)

Double glazed windows to the front and rear, radiator and media points.

DINING ROOM

9'5" x 8'9" (2.88 x 2.67)

Double glazed window to the front, radiator, laminate flooring and opening through to the kitchen.

KITCHEN

15'5" x 7'3" (4.71 x 2.21)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Space for cooker, plumbing for washing machine and further space for under-counter dishwasher or kitchen appliance, along side space for a double fridge/freezer. Breakfast bar with radiator underneath, double glazed window to the rear (with fitted blinds), laminate flooring, separate useful storage cupboards and doors leading to rear lobby, living room and opening through to the dining room.

REAR LOBBY

4'0" x 2'8" (1.24 x 0.82)

uPVC panel and double glazed exit door to outside, tiled floor and further door to ground floor WC.

GROUND FLOOR WC

6'1" x 3'6" (1.87 x 1.08)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Decorative boarding to the walls, radiator, tiled floor to match the rear lobby, panelled ceiling and double glazed window to the side.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Laminate flooring and boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

BEDROOM ONE

13'4" x 10'3" (4.07 x 3.14)

Double glazed window to the front, radiator, laminate flooring and loft access point.

BEDROOM TWO

11'9" x 8'9" (3.59 x 2.67)

Double glazed window to the front (with fitted blinds), radiator and herringbone-style laminate flooring.

BEDROOM THREE

10'4" x 6'9" (3.15 x 2.06)

Double glazed window to the rear (with fitted blind), radiator and laminate flooring.

BATHROOM

8'9" x 6'5" (2.68 x 1.97)

Recently installed modern white three piece suite comprising panel bath with glass shower screen, electric shower and mixer tap, wash hand basin with mixer tap and storage cabinets beneath, and push flush WC. Decorative marble-style wall boarding, radiator and double glazed window to the rear.

OUTSIDE

To the front of the property, there is a split lawned garden with pathway providing access to the front entrance door.

TO THE REAR

The rear garden is of a good overall size and proportion (ideal for families), enclosed by hedgerow and timber fencing to the boundary lines. Split lawn either side of a central pathway which provides access to the foot of the plot and rear pedestrian gate into the parking area beyond. The garden also benefits from planted borders housing a variety of bushes and shrubbery, external water and useful external store.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Proceed onto Pasture Road and taken an eventual left hand turn onto Peatfield Road. Follow the road to the left and take a left turn onto Harrison Road and the property can be found on the right hand side, identified by our For Sale board.

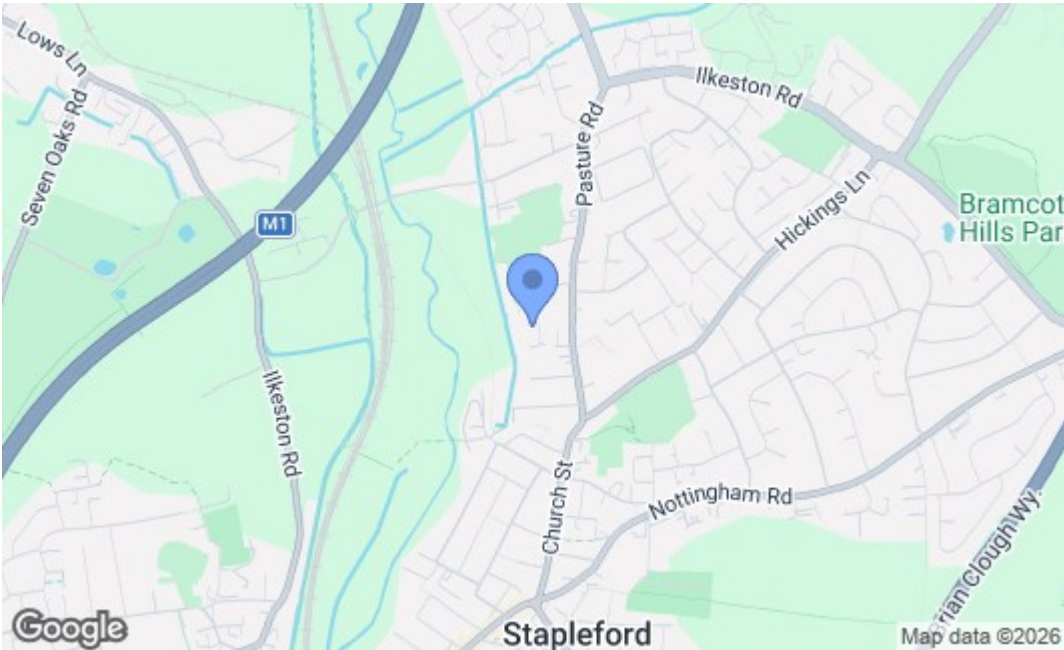
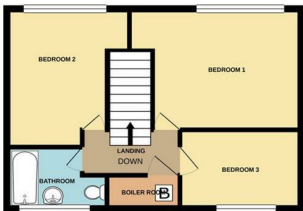




GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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		

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.