Robert Ellis

look no further. . .







Hemlock Avenue
Stapleford, Nottingham NG9 8DN

A BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£165,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS EVER POPULAR RESIDENTIAL LOCATION CLOSE TO STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, full width dining kitchen and conservatory/garden room. The first floor landing provides access to two bedrooms and the bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and a generous rear garden. An EV charging point has been installed to the side of the property.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to Aldi, as well as the i4 bus service and Hickings Lane Football Academy.

For those looking for schooling, there is a vast array of nearby schooling for all ages. For those needing to commute, there is easy access to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus at Bardills roundabout.

The property is in need of some modernisation in places which has been fairly reflected in the asking price. We Believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.





ENTRANCE HALL
3'1" x 2'11" (0.94 x 0.91)
uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, door to living room.

LIVING ROOM
12'3" x 11'11" (3.74 x 3.64)
Double glazed bay window to the front (with fitted blinds), radiator, central chimney breast incorporating Adam-style fire surround with decorative effect log fire, media points, door to dining kitchen.

DINING KITCHEN
15'4" x 10'3" (4.68 x 3.13)
Spanning the full width of the ground floor, the kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over, in-built (newly fitted) oven, integrated fridge/freezer, plumbing and space for washing machine, glass fronted crockery cupboards, tiled splashbacks, wine rack, hardwood framed double glazed windows to the rear (one with fitted blinds), two radiators, ample space for dining table and chairs, boiler cupboard housing a Baxi gas fired combination boiler for central heating and hot water, useful understairs pantry with double glazed window to the side, coat pegs and housing the electricity meter. From the kitchen, there is also a further panel and glazed door leading through to the conservatory/garden room.

CONSERVATORY/GARDEN ROOM
8'6" x 7'4" (2.61 x 2.24)
Double glazed windows to the side and rear (with fitted blinds), uPVC panel and double glazed exit door to outside, radiator, tiled floor, Virgin Media point.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, double glazed window to the side.

BEDROOM ONE
11'10" x 9'10" (3.62 x 3.00)
Double glazed window to the front (with fitted blinds), radiator, TV point, a range of fitted wardrobes across one wall, useful storage cupboard with hanging rail.

BEDROOM TWO
10'2" x 8'0" (3.11 x 2.44)
Double glazed window to the rear (with fitted blinds) overlooking the rear garden and beyond towards Hickings Lane Football Academy, useful fitted double wardrobe with overhead storage cupboards.

BATHROOM
7'6" x 6'11" (2.31 x 2.11)
Spacious four piece suite comprising "P" shaped bathtub with mixer tap, separate tiled and enclosed shower cubicle with sliding glass screen and electric shower, wash hand basin with mixer tap, push flush WC. Wall mounted bathroom cabinet, chrome ladder towel radiator, tiled walls, double glazed window to the rear (with fitted blinds), spotlights, extractor fan, loft access point.

OUTSIDE
To the front of the property, there is a generous block paved driveway accessed via a lowered kerb entry point for off-street parking. The block paving continues providing access to the front entrance door and pedestrian gated access leads down the left hand side of the property where the EV charging point can be found. The rear garden is generous in size and enclosed by timber fencing and hedgerows to the boundary line. Split into various section with a good size initial paved patio seating area (ideal for entertaining), leading onto an additional side patio running adjacent to the lawn with planted beds and borders housing a wide variety of bushes and shrubbery. To the foot of the plot, there is a tarmac area currently with two garden sheds. There is an external water tap, lighting point and pedestrian gated access leads to the front driveway.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Look for an take an eventual right hand turn onto Pinfold Lane and pass the entrance to the fire station. Turn left onto Wesley Place and take the second left into Hemlock Avenue. The property can be found on the right hand side.













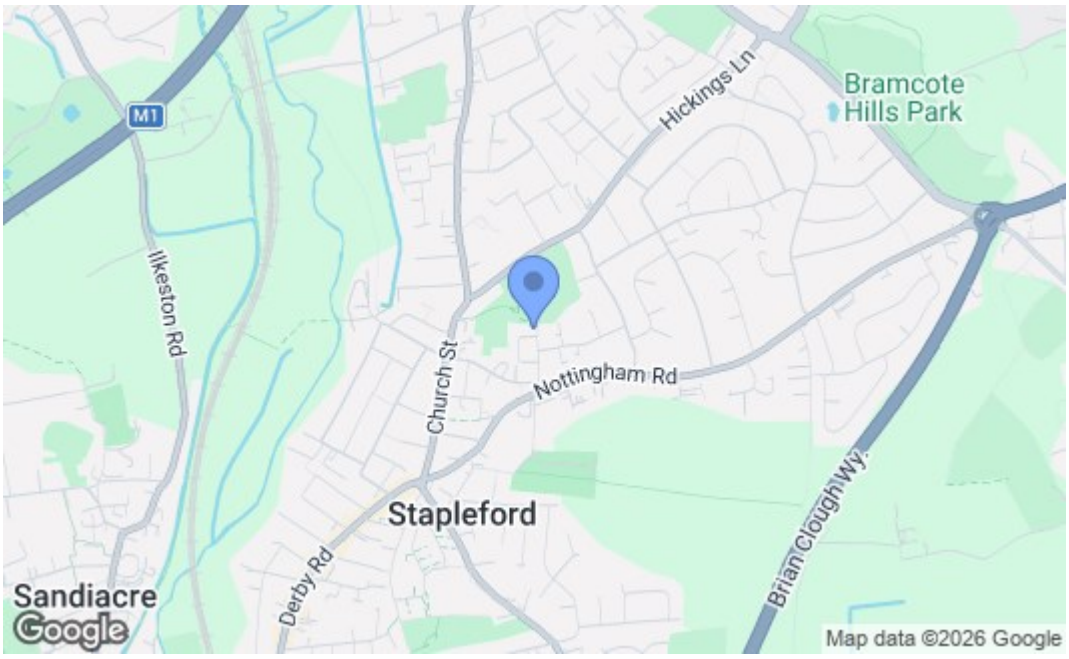

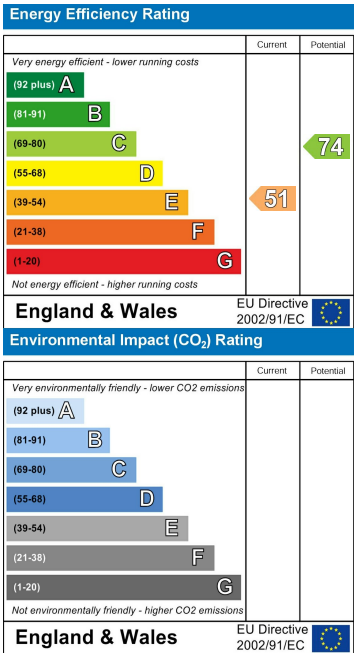

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044