



79 Stanhope Avenue  
| NG5 1QX | £194,950

ROYSTON  
& LUND

- TWO Double Bedrooms & NEW Carpets Fitted
- Downstairs WC
- Three Piece Suite Bathroom
- Opportunity To Put Your Own Stamp On Things
- EPC Rating - C
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- NO UPWARD CHAIN
- Freehold - Council Tax Band - B





Brought to the market with NO UPWARD CHAIN this two bedroom semi detached property located in Carrington. Situated close by to numerous amenities such as local shops and being the catchment area for well regarded schools. Not to mention having excellent transport links into the city centre. This property would be a great fit for a growing family.

The property has had NEW carpets fitted recently. Interior accommodation comprises of a entrance hall that leads into the main reception room and kitchen. The living room being a generous size with a front aspect window letting in natural light, and have under stair cove for storage. The kitchen is an ample size with integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. The kitchen also grants access to the rear garden via the back door.

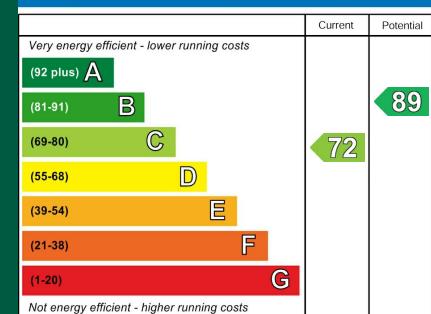
To the first floor there are two well proportioned double bedrooms. Bedroom two having the benefit of built in over stair storage. Both bedrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking for two vehicles. To the rear of the property there is a sloped garden with decking to the rear aspect. The rear garden is enclosed by fenced borders.

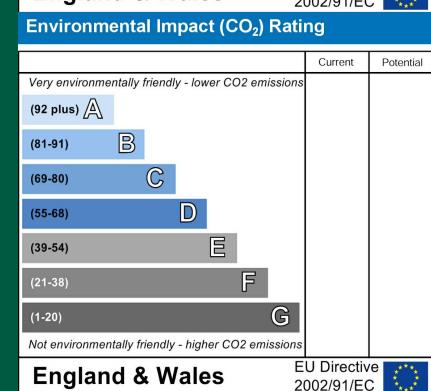


## EPC

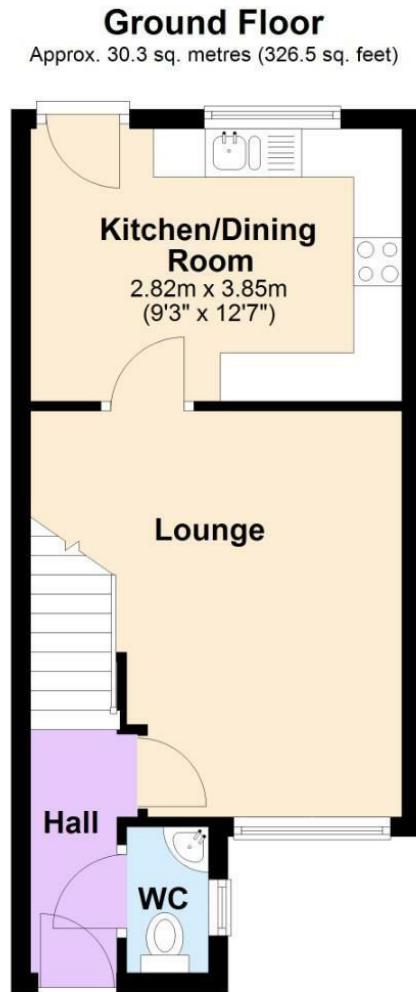
### Energy Efficiency Rating



### England & Wales



### England & Wales



Total area: approx. 57.7 sq. metres (621.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**