



**Manor Avenue**  
**Stapleford, Nottingham NG9 8GE**

**£169,995 Freehold**

A BAY FRONTED TWO BEDROOM END TERRACED HOUSE WITH GENEROUS GARDEN. OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL BAY FRONTED TWO BEDROOM END TERRACED HOUSE SITUATED IN THIS TOWN CENTRE POSITION BENEFITTING FROM A GENEROUS REAR GARDEN AND BEING SOLD WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance porch, bay fronted living room and spacious full width dining kitchen. The first floor landing then provides access to two good size bedrooms and a three piece bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing and a generous rear garden.

The property also sits favourably within walking distance of Stapleford town centre, along with all the shops and services the town has to offer. There is also easy access to good local schooling, as well as good transport links including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to the i4 bus service, Hickings Lane Recreation Ground and the new football academy.

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



## ENTRANCE HALL

uPVC panel and double glazed front entrance door, radiator, stairs rising to the first floor. Door to living room.

## LIVING ROOM

14'7" x 11'0" (4.47 x 3.36)

Double glazed bay window to the front (with fitted blinds), radiator, media points, Adam-style fire surround with tiled insert and hearth housing a coal effect fire. Door to kitchen.

## DINING KITCHEN

14'2" x 9'11" (4.34 x 3.03)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with laminate style roll top work surfaces incorporating a one and a half bowl sink unit with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, space for full height fridge/freezer, plumbing for washing machine. Two double glazed windows to the rear (with fitted blinds), uPVC panel and double glazed exit door to the garden, radiator, wood effect laminate flooring, useful understairs storage cupboard which houses the gas fired combination boiler (for central heating and hot water), double glazed window to the side and both gas and electricity meters.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Double glazed window to the side, loft access point to an insulated loft space.

## BEDROOM ONE

14'1" x 11'2" (4.30 x 3.42)

Double glazed window to the front (with fitted blinds), radiator.

## BEDROOM TWO

12'3" x 7'5" (3.74 x 2.28)

Double glazed window to the rear (with fitted blinds), radiator, media points.

## BATHROOM

8'9" x 6'4" (2.69 x 1.94)

Three piece suite comprising panel bath with glass shower

screen, mixer tap and dual attachment mains shower over, wash hand basin with mixer tap, push flush WC. Fully tiled walls, chrome ladder towel radiator, wood effect flooring, double glazed window to the rear.

## OUTSIDE

To the front of the property, there is a brick boundary wall offering protection from the road side and pavement, a pedestrian entrance gate and paved pathway providing access to the front entrance door and leading down the left hand side of the property into the rear garden.

## TO THE REAR

A real benefit of the property is the size of the rear garden having a generous lawn section and enclosed by timber fencing predominantly with concrete posts and gravel boards to the boundary lines. A paved pathway then provides access to the foot of the plot and a useful timber storage shed.

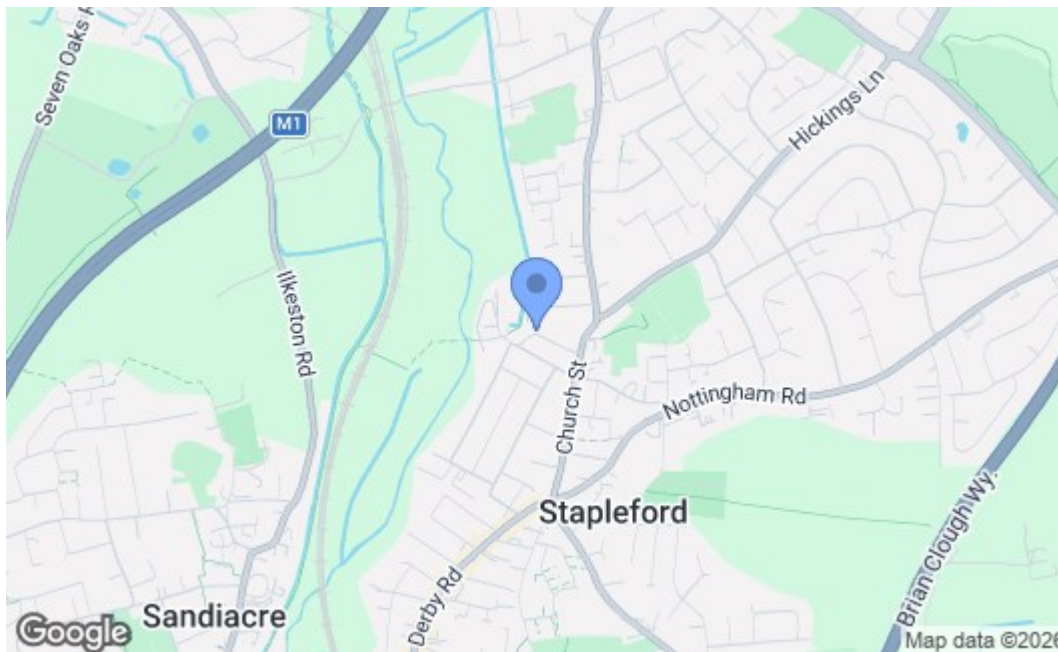
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. After Manor Chip Shop, take the next left onto Manor Avenue. The property can be found on the right hand side, identified by our For Sale board.





Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of plots, sections, distances of legal title and other details are not guaranteed. The floor plan is for information only and should not be relied upon for any purpose. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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