



Northwood Street  
Stapleford, Nottingham NG9 8GH

**£175,000 Freehold**

A TRADITIONAL, PERIOD TWO BEDROOM  
SEMI DETACHED HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN



A TRADITIONAL, PERIOD TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this spacious, bright and airy two bedroom semi detached house situated within this popular and established residential no through road location being brought to the market with NO UPWARD CHAIN.

With accommodation over two floors which comprises of a front living room, inner lobby, dining room and kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a four piece bathroom suite.

Other benefits to the property include gas central heating from a combi boiler, double glazing and generous garden space to the rear whilst being positioned within this popular and established no through road location on the edge of Stapleford town centre.

We believe the property itself would make an ideal first time buy or young family home and for those needing to commute there is also easy access to good transport links to and from the surrounding area such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham Electric Tram terminus situated at Bardill's roundabout.

For those looking at schooling options there is also easy access to a variety of nearby schooling for all ages, from nursery age all the way through to college and for outdoor space the property sits within walking distance of Hickings Lane, Ilkeston Road recreational ground and Bramcote Hills park.

We would therefore highly recommend an internal viewing.



## Lounge

11'10" x 11'6" approx (3.63m x 3.51m approx)

Double glazed window to the front, UPVC panel and double glazed front entrance door, meter cupboard box, decorative panelling, central chimney breast with open tiled hearth, ideal for the installation of a fire or burning stove, subject to the relevant permissions and regulations, multiple power sockets and decorative coving. Door to:

## Inner Lobby

2'11" x 2'10" approx (0.91m x 0.87m approx)

With useful understairs storage pantry with shelving and a light, opening through to:

## Dining Room

12'10" x 11'11" approx (3.93m x 3.65m approx)

Open aspect with a turning staircase rising to the first floor, radiator, decorative panelling, media points, double glazed window to the rear and central chimney breast with open tiled hearth, again for the installation of a fire or burner subject to the relevant permissions and approvals. Door to:

## Kitchen

9'11" x 6'10" approx (3.03m x 2.1m approx)

The kitchen comprises of a matching range of fitted base and wall storage cupboards and drawers with granite style roll edged work surfaces over incorporating counter level single sink and draining board with central swan neck mixer tap and tiled splashbacks. Fitted four ring hob with oven beneath, plumbing for a washing machine, space for further under counter appliances, wall mounted Worcester gas central heating combination boiler, built-in wine rack, tiled floor, double glazed window to the side, UPVC panel and double glazed exit door to the garden.

## First Floor Landing

Doors to both bedrooms.

## Bedroom 1

12'0" x 11'10" approx (3.68m x 3.61m approx)

Double glazed window to the front, radiator and useful overstairs storage cupboard.

## Bedroom 2

13'5" x 11'9" approx (4.09m x 3.59m approx)

Double glazed window to the rear overlooking the garden, radiator and loft access hatch. Door to:

## Bathroom

9'11" x 6'10" approx (3.03m x 2.09m approx)

Spacious four piece suite comprising panelled bath with tiled surround, separate tiled and enclosed shower cubicle with mains ran shower, glass screen and sliding doors, push flush w.c. and wash hand basin with tiled splashbacks. Double glazed window to the rear, LED spotlights, wall mounted bathroom mirror incorporating shaver point, extractor fan, loft access point and radiator.

## Outside

To the front of the property there is a dwarf brick boundary wall, decorative gravel stone chippings and pathway providing access to the front entrance door. Pedestrian access then leads down the right hand side of the property leading into the rear garden itself.

The rear garden is of a good overall proportion with an initial gravel patio area ideal for entertaining, this then leads onto the main part of the garden which is predominantly lawned and enclosed by timber fencing to the boundary lines with a wide variety of bushes and shrubbery.

## Directions

From our Stapleford branch on Derby Road proceed to The Road traffic lights and turn left onto Church Street. At the bend in the road turn left onto Pasture Road and then take the first left again onto Northwood Street. Continue towards the end of this no through road and the property can be found on the right hand side identified by our for sale board.

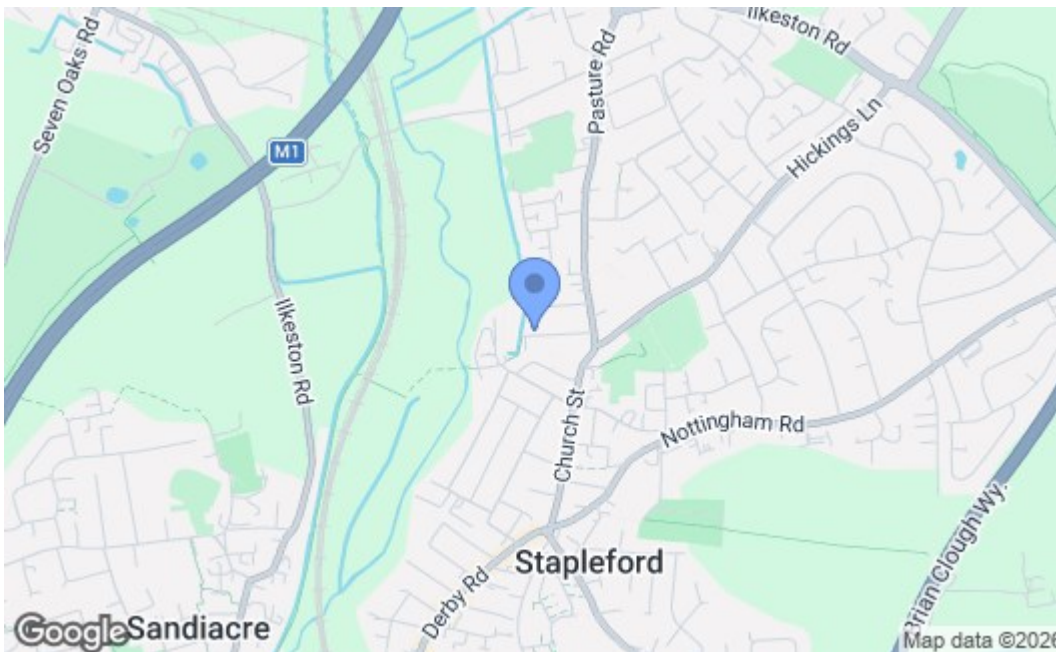
## Agents Notes

There are AI photos on this property





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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	

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.