



**Stancliffe Avenue
Bulwell, Nottingham NG6 9HP**

**WELL PRESENTED TWO BEDROOM SEMI-DETACHED
FAMILY HOME**

Asking Price £220,000 Freehold



A GREAT FIRST HOME... viewing recommended!

Robert Ellis are pleased to bring to the market this well presented two bedroom semi-detached home, offering spacious and versatile accommodation which should appeal to a wide range of buyers, including first-time buyers, couples and small families.

The property is attractively presented throughout and offers a practical layout with plenty of usable living space. On entering the property, there is a useful entrance porch leading into the main accommodation.

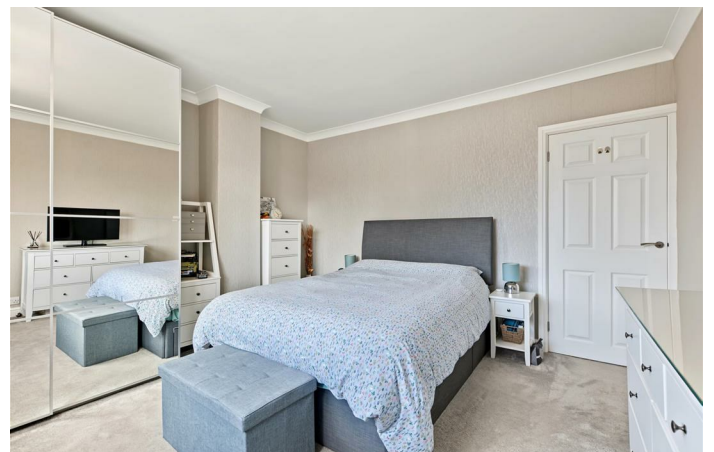
The ground floor benefits from a spacious lounge which opens into the dining area, creating an excellent space for both everyday living and entertaining. The modern fitted kitchen provides a good range of storage and work surfaces, while to the rear there is the additional benefit of a conservatory/garden room, offering further flexible living space.

To the first floor are two good-sized bedrooms together with the family bathroom, fitted with a three-piece suite.

Outside, the property benefits from off-road parking to the front together with access to the attached garage, providing useful additional parking and storage. To the rear is an enclosed garden, providing a pleasant space for relaxing and entertaining.

Standcliffe Avenue is conveniently positioned within Bulwell, close to a range of local shops, schools, amenities and transport links into Nottingham and the surrounding areas.

An internal viewing is highly recommended to fully appreciate the space and accommodation this property has to offer.



Entrance Porch

3'3 × 4'6 approx (0.99m × 1.37m approx)

UPVC double glazed door to the front elevation, tiled flooring, UPVC double glazed windows to the side elevations, UPVC double glazed door leading through to the lounge.

Lounge

15'11 × 12' approx (4.85m × 3.66m approx)

UPVC double glazed window to the front elevation, wall mounted radiators, wooden flooring, staircase leading to the first floor landing, understairs storage, opening leading through to the dining kitchen.

Dining Kitchen

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for a cooker, extractor hood above, tiled splashbacks, undercounter integrated fridge, integrated washing machine, wooden flooring, UPVC double glazed French doors leading through to the garden room, UPVC double glazed windows to the side and rear elevations.

Dining Area

10' × 7'8 approx (3.05m × 2.34m approx)

Kitchen Area

8'8 × 8'8 approx (2.64m × 2.64m approx)

Garden Room

9'8 × 14'5 approx (2.95m × 4.39m approx)

UPVC double glazed French doors leading to the rear landscaped garden, wooden flooring, wall mounted radiator creating year round use, wall light point, UPVC double glazed door leading through to the side lobby.

Side Lobby

4'11 × 9'7 approx (1.50m × 2.92m approx)

UPVC double glazed door to the rear elevation, access through to the garage.

Garage

21'6 × 10'6 approx (6.55m × 3.20m approx)

Roller shutter door to the front elevation, space and point for a fridge freezer, space and point for a tumble dryer, roof lanterns providing natural daylight, light and power.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, loft access hatch, panelled doors leading off to:

Family Bathroom

6' × 6'6 approx (1.83m × 1.98m approx)

Modern white three piece suite comprising panelled bath with

electric Mira shower, vanity wash hand basin with storage below, low level flush WC, tiling to the floor, heated towel rail, tiling to the walls with feature mosaic tiles, UPVC double glazed window to the side elevation, extractor fan.

Bedroom One

12'1 × 12'7 approx (3.68m × 3.84m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring, large built-in storage cupboard.

Storage Cupboard

UPVC double glazed window to the front elevation, wall mounted radiator, rail and shelving.

Bedroom Two

9'10 × 9'1 approx (3.00m × 2.77m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, carpeted flooring, built-in airing cupboard housing the Worcester Bosch gas central heating combination boiler.

Front of Property

The property sits on a corner plot with a large double driveway providing ample off the road vehicle hardstanding, additional low maintenance plum slate front garden and patio area with mature shrubs planted to the borders and fencing to the boundaries.

Rear of Property

To the rear of the property there is an enclosed landscaped rear garden featuring Indian sandstone patio, further raised patio and steps leading to lawned garden, fencing to the boundaries with mature shrubs planted to the borders.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 5500mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

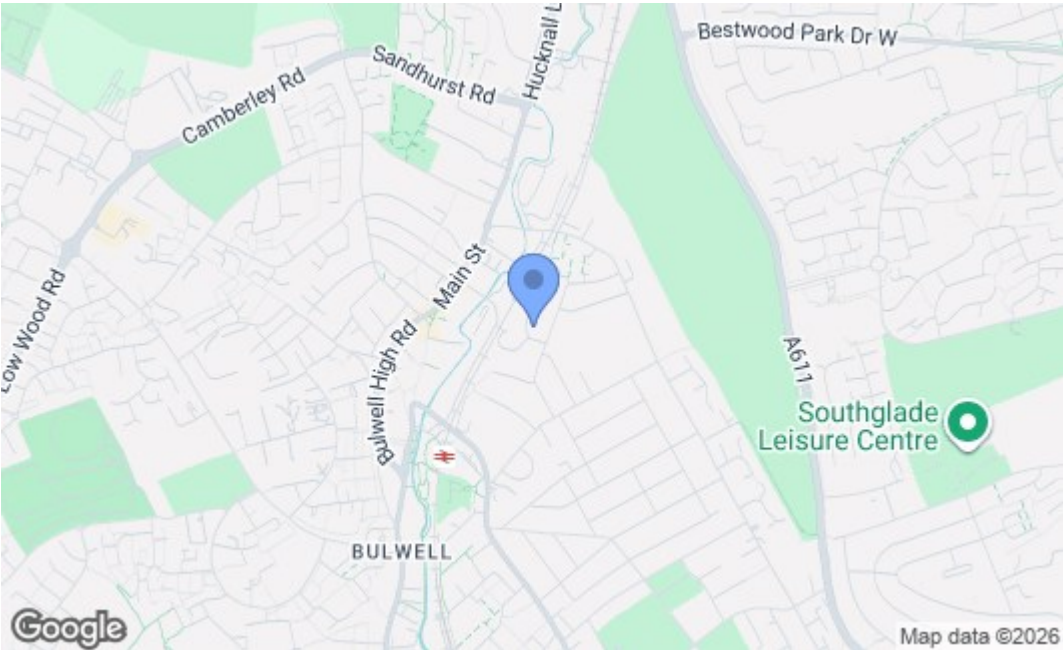
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.