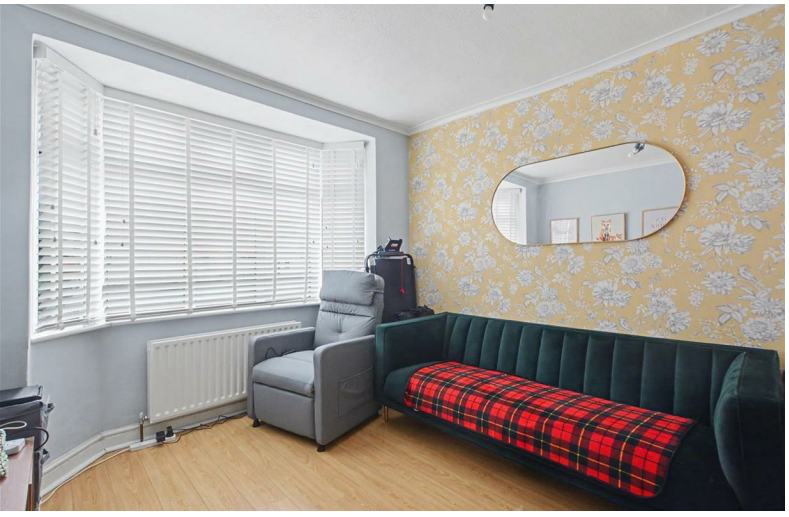
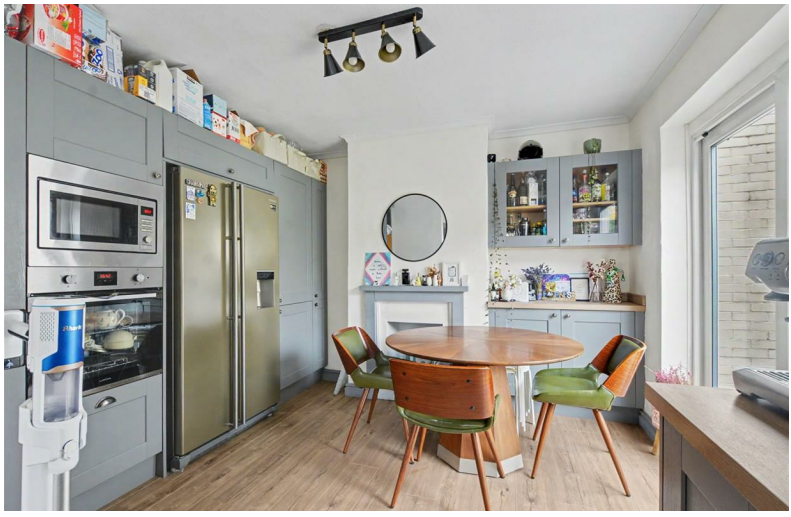
Robert Ellis

look no further. . .







Brookhill Street
Stapleford, Nottingham NG9 7GU

A THREE BEDROOM SEMI-DETACHED HOUSE.

£260,000 Freehold

0115 949 0044

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A traditional three bedroom semi-detached house offered for sale in a ready to move into condition within a prime residential location.

Situated towards the top of Brookhill Street, a residential street to the South of Stapleford town centre which offers a fantastic location for both families and commuters alike. Highly regarded schools for all ages are within walking distance, including Fairfield and George Spencer Academies*. The property is also a short walk away from Queen Elizabeth Park where there is open space, tennis courts, etc. Stapleford town centre offers a good variety of shops and amenities. A short drive away is the A52 for Nottingham, Derby, Junction 25 of the M1 motorway, as well as the park and ride for the Nottingham tram.

The property offers an open plan family dining kitchen, gas fired central heating served from a combination boiler and double glazed windows. Off-street parking is provided for two cars at the front and has the benefit of an EV charging point. The rear garden compliments the property and offers a good degree of privacy.

Ideally suited to first time buyers and young families. Internal viewing is recommended.





ENTRANCE HALL
13'5" x 5'6" (4.1 x 1.69)
Double glazed window and front entrance door, stairs to the first floor, useful understairs utility closet which has plumbing and space for washing machine and tumble dryer.

LOUNGE
11'9" x 10'1" (3.59 x 3.09)
Radiator, double glazed bay window to the front.

FAMILY DINING KITCHEN
17'8" x 11'2" reducing to 8'0" (5.4 x 3.42 reducing to 2.46)
The kitchen area comprises a modern Shaker-style range of wall, base and drawer units, with square edge work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, induction hob and extractor hood over. Integrated microwave and space for American-style fridge/freezer. Cupboard housing gas boiler (for central heating and hot water). Double glazed window to the side. The dining area has a radiator and double glazed patio doors opening out to the rear garden.

FIRST FLOOR LANDING
Double glazed window, loft hatch to partially boarded loft. Doors to bedrooms and bathroom.

BEDROOM ONE
12'0" x 10'2" (3.68 x 3.10)
Radiator, double glazed window to the front.

BEDROOM TWO
11'6" x 10'2" (3.51 x 3.11)
Radiator, double glazed window to the rear.

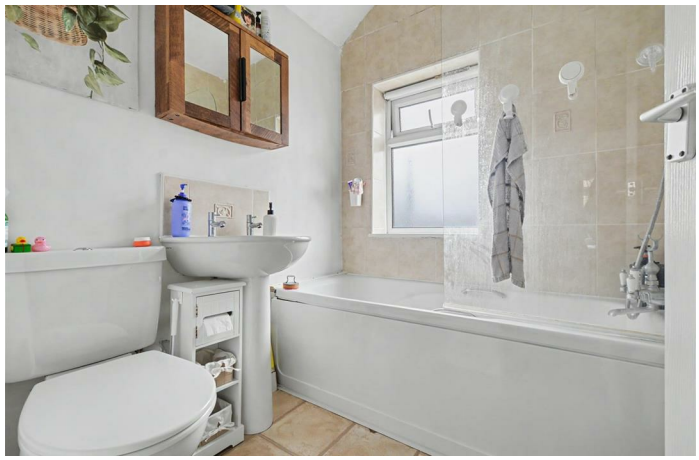
BEDROOM THREE
8'1" x 7'0" (2.47 x 2.15)
Radiator, double glazed window to the rear.

BATHROOM
5'10" x 5'6" (1.80 x 1.7)
Three piece suite comprising pedestal wash hand basin, low flush WC and bath with shower over. Heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road with a forecourt providing off-street parking for two vehicles side-by-side and EV charging point. Gated pedestrian access at the side of the house leads to the rear garden. The rear garden is fenced and enclosed and offers a good degree of privacy, laid mainly to lawn with an attractive patio area beyond the rear elevation.

*AGENTS NOTE
* We recommend any intending purchaser makes their own investigations as to the current admission policies for the schools named.

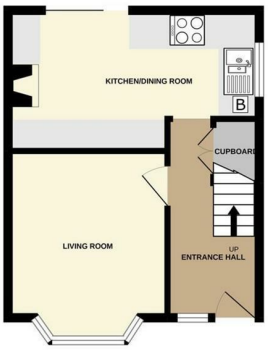




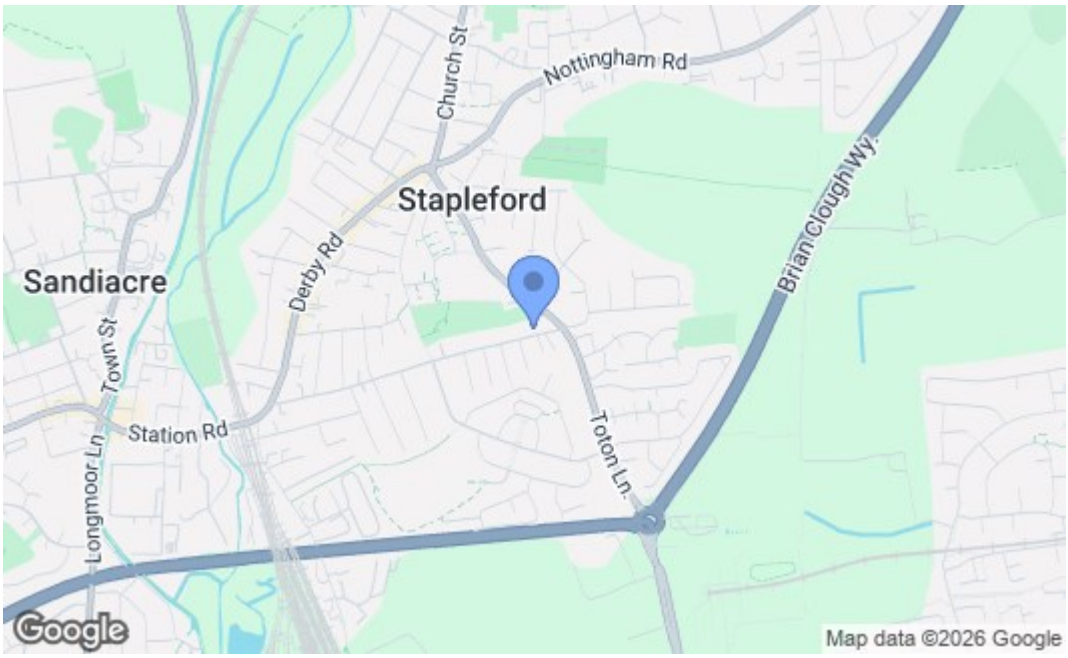


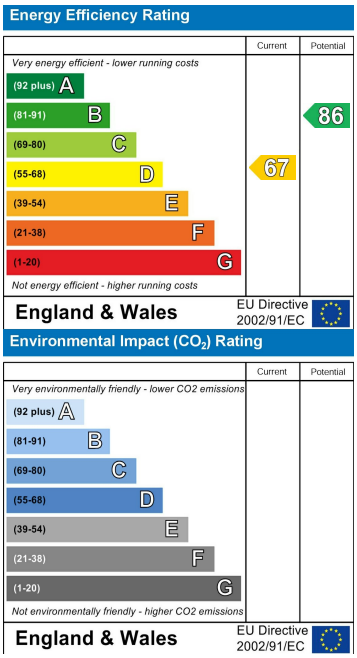












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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