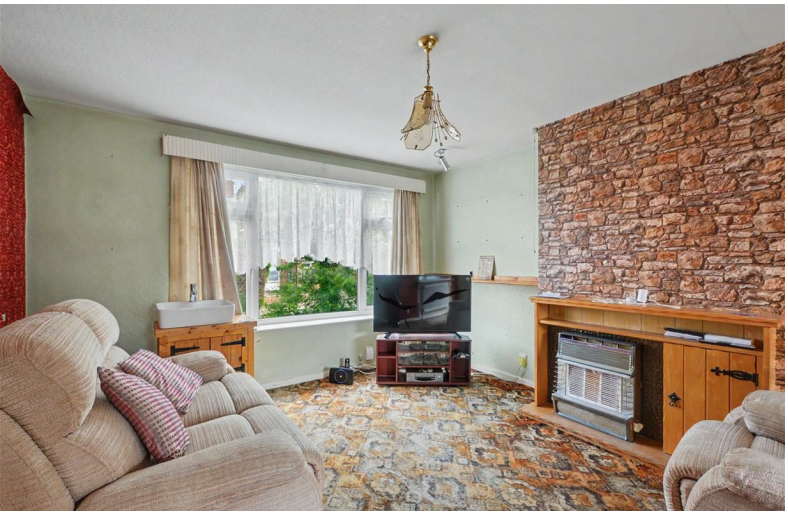
Robert Ellis

look no further...



Arnside
Stapleford, Nottingham NG9 7EY

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£200,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF SOME GENERAL MODERNISATION AND IMPROVEMENT SITUATED IN THIS FAVOURED CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, open plan through lounge/diner and kitchen. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, detached garage, as well as front and rear gardens.

The property is situated in this favoured residential catchment location within close proximity of excellent nearby schooling for all ages and within walking distance of Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area. There is also easy access to the shops, services and amenities in Stapleford town centre, as well as a wealth of transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
13'5" x 6'0" (4.11 x 1.84)
uPVC panel and double glazed front entrance door with stained glass double glazed panels to either side of the door, radiator, staircase rising to the first floor with decorative wood spindle balustrade. Doors to the lounge/diner and kitchen.

LOUNGE/DINER
24'1" x 11'11" (7.35 x 3.65)
Dual aspect room with double glazed windows, two radiators, serving hatch, fixed shelving, media points, chimney breast incorporating a three bar gas fire provision.

KITCHEN
10'11" x 7'10" (3.35 x 2.40)
The kitchen comprises matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Space for cooker, plumbing and space for further kitchen appliances, serving hatch, double glazed window to the rear, uPVC panel and double glazed exit door onto the driveway, useful understairs storage pantry with shelving housing the gas meter.

FIRST FLOOR LANDING
Double glazed window to the side, decorative balustrade. Doors to all bedrooms and shower room.

BEDROOM ONE
12'9" x 11'8" (3.91 x 3.58)
Double glazed window to the front, radiator.

BEDROOM TWO
10'11" x 10'5" (3.35 x 3.19)
Double glazed window to the rear, radiator, stepped access to a useful loft space with boarding, light and storage space.

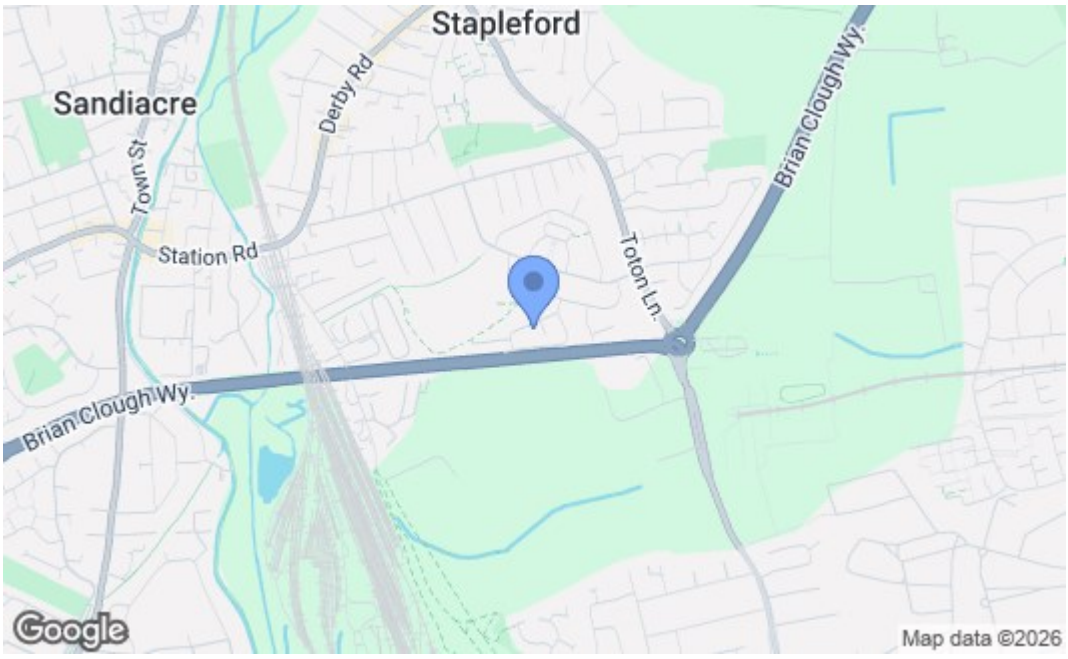
BEDROOM THREE
8'3" x 7'10" (2.54 x 2.41)
Larger than average with double glazed window to the rear, radiator.

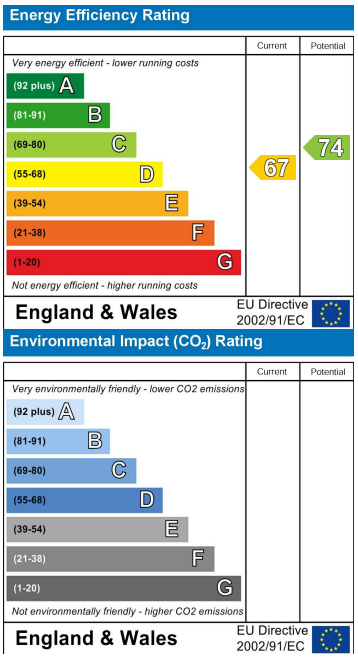
SHOWER ROOM
7'2" x 6'3" (2.20 x 1.93)
Three piece suite comprising shower cubicle with glass screen and shower door with shower, wash hand basin, low flush WC. Partial tiling to the walls, double glazed window to the front (with fitted blinds), radiator, storage cabinet, wall mounted gas combination boiler (for central heating and hot water).

OUTSIDE
To the front of the property, there is a two tiered garden with lawn and paving slabs, designed for ease of maintenance. A lowered kerb entry point leads to a side driveway which leads down the side of the property providing off-street parking, access to the garage and into the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines, predominantly lawned with a paved patio area, space for a timber storage shed, flowerbeds and borders housing a variety of bushes and shrubbery, access back onto the driveway, external water tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Head in the direction of Bardills roundabout. Look for and take a right hand turn (adjacent to Morrisons) onto New Eaton Road and take the first left onto Wellspring Dale. Follow the bend in the road to the right and take an eventual left hand turn onto Silverdale before turning right onto Arnside. The property can be found on the left hand side, identified by our For Sale board.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044