



**Moorbridge Lane**  
**Stapleford, Nottingham NG9 8GT**

A SPACIOUS TWO BEDROOM MID  
TERRACED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.

**£170,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TWO BEDROOM MID TERRACED HOUSE WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

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

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

The property is located in this established residential location within close proximity of nearby town centre amenities, shopping facilities and transport links such as the A52 for Nottingham and Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor countryside and walking routes, as well as popular schooling for all ages.

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



## DINING ROOM

12'0" × 11'11" (3.67 × 3.65)

Panel and double glazed front entrance door, double glazed windows to the front (with fitted blinds), meter cupboard, central chimney breast with inset open fireplace with display brickwork and tiling, radiator, coving, laminate flooring. Door to inner lobby.

## INNER LOBBY

3'1" × 2'8" (0.94 × 0.83)

Staircase rising to the first floor, laminate flooring. Door access to both reception rooms.

## LIVING ROOM

12'0" × 12'0" (3.67 × 3.66)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, useful understairs storage closet with light, central chimney breast with an Adam-style fire surround and display mantelpiece. Door to kitchen.

## KITCHEN

15'10" × 6'0" (4.84 × 1.83)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit and draining board with mixer tap. Space for range cooker with five ring gas burner and large oven space beneath with curved extractor canopy over, plumbing for washing machine, space for under-counter fridge and freezer. Boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, double glazed windows to both the side and rear (both with fitted blinds), uPVC panel and double glazed exit door to outside, tiled floor, coving, spotlights.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, coving, radiator. Loft access point to an insulated loft space. Doors to both bedrooms and bathroom.

## BEDROOM ONE

12'0" × 12'0" (3.67 × 3.67)

Double glazed window to the front overlooking the fields beyond (with fitted blinds), exposed wooden floorboards, radiator, central chimney breast incorporating an open brickwork fireplace.

## BEDROOM TWO

9'1" × 8'9" (2.79 × 2.68)

Double glazed window to the rear overlooking the rear garden and fields beyond (with fitted blinds), radiator, coving.

## BATHROOM

15'10" × 6'1" (4.83 × 1.87)

Four piece suite comprising separate tiled and enclosed shower cubicle with mains shower, bathtub, wash hand basin and push flush WC. Tiling to the walls, double glazed windows to the side, coving, spotlights, extractor fan, radiator.

## OUTSIDE

To the front of the property there is an easy to maintain garden being predominantly gravel with stepping stones providing access to the front entrance door.

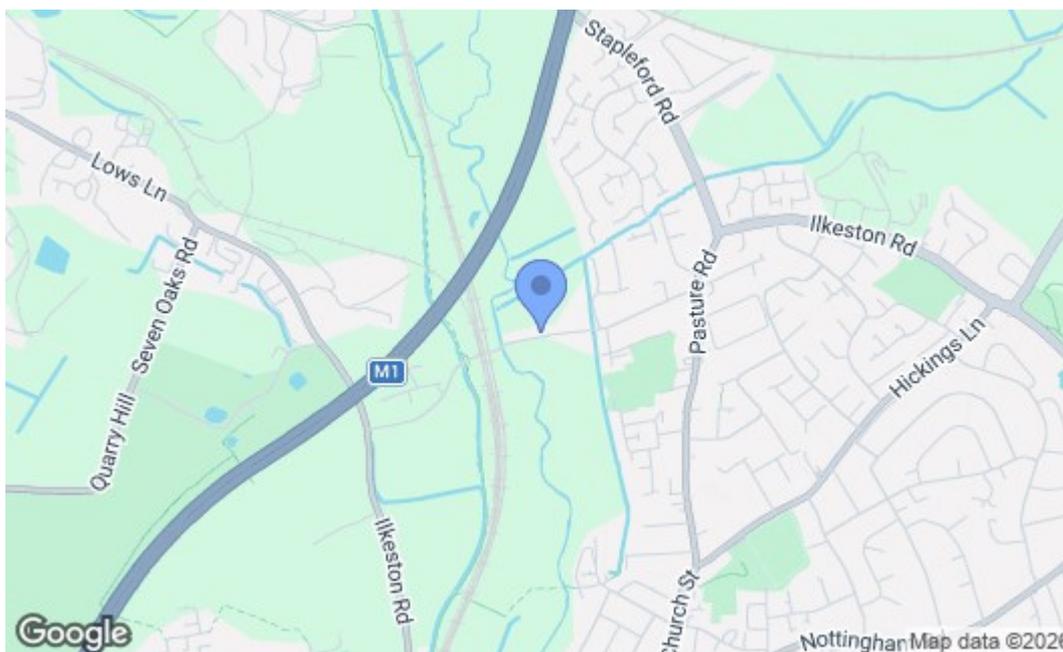
## TO THE REAR

The rear garden is enclosed by timber fencing and brick wall to the boundary line, designed for straightforward maintenance, courtyard and patio area, timber storage shed sitting at the foot of the plot. The garden enjoys open views over the fields to the rear. Within the garden there are two external lighting points and a water tap.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue left onto Pasture Road and continue in the direction of Trowell. Look for and take an eventual left hand turn onto Moorbridge Lane and head towards Stanton by Dale. The property can be found on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(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.