



Harrison Road  
Stapleford, Nottingham NG9 8GP

**£210,000 Freehold**

A WELL PRESENTED THREE DOUBLE  
BEDROOM MID TOWN HOUSE OFFERED  
FOR SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 20 YEARS THIS EXTREMELY WELL PRESENTED DOUBLE FRONTED, THREE DOUBLE BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, spacious living room, dining kitchen, conservatory, rear lobby and WC. The first floor landing then provides access to three double bedrooms and shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

The property is situated in this popular and established residential location within close proximity of the shops and services in Stapleford town centre. There is also easy access for a variety of nearby schooling for all ages. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M11 motorway, the Nottingham electric tram terminus and i4 bus service.

We believe the property will make an ideal first time buy or young family home due to all of the above and we therefore highly recommend an internal viewing.



## ENTRANCE HALL

8'3" x 5'10" (2.53 x 1.80)

Composite double glazed front entrance door with full height double glazed window to the side of the door, staircase rising to the first floor, radiator, useful double storage cupboard. Doors to living room and dining kitchen.

## LIVING ROOM

17'9" x 10'2" (5.43 x 3.12)

Double glazed window to the front (with fitted blinds), radiator, sliding double glazed patio door access to the conservatory. Internal doors leading through to the hallway and kitchen. Coving, media points, decorative ceiling rose, wall light points, central chimney breast with modern fire surround incorporating coal effect electric fire.

## CONSERVATORY

9'5" x 8'7" (2.88 x 2.63)

Sliding double glazed patio door access from the living room, uPVC construction with sloping ceiling and fitted blinds throughout, double glazed French doors opening out to the rear garden deck. Tiled floor, wall light points, power outlets.

## DINING KITCHEN

17'0" max x 14'11" max (5.20 max x 4.55 max)

A dual aspect room with double glazed windows to both front and rear, the front with traditional fitted blinds, the rear with fitted roller blind. The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces and matching breakfast bar space with fitted one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing and space for under-counter washing machine, tumble dryer and slimline dishwasher, further under-counter space for fridge and freezer. Display corner shelving, tile effect flooring, two radiators, ample space for dining table and chairs, further understairs storage space and additional storage cupboards with matching granite effect worktops, spotlights and doors leading back through to the hallway, living room and rear lobby.

## REAR LOBBY

3'10" x 2'6" (1.19 x 0.78)

Door to ground floor WC, useful storage closet.

## WC

6'1" x 3'4" (1.87 x 1.04)

White two piece suite comprising push flush WC, wash hand basin with mixer tap. Double glazed window to the side (with fitted roller blind), radiator.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom.

## BOILER CUPBOARD

Housing the gas fired combination boiler for central heating and hot water purposes.

## BEDROOM ONE

13'1" x 10'5" (4.000 x 3.20)

Double glazed window to the front (with fitted blinds), radiator, coving, fitted wardrobes, overhead storage cupboards and drawers to one wall, loft access point to an insulated loft space.

## BEDROOM TWO

11'10" x 8'9" (3.62 x 2.68)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, fitted wardrobes with matching overhead storage cupboards, useful fitted overstairs storage space.

## BEDROOM THREE

10'4" x 6'9" (3.16 x 2.06)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, laminate flooring, coving.

## SHOWER ROOM

8'7" x 5'6" (2.62 x 1.68)

Three piece suite comprising walk-in tiled shower cubicle with glass screen/sliding door with dual attachment mains shower, wash hand basin with mixer tap, push flush WC. Double glazed window to the rear (with fitted roller blind), sensor spotlighting, tiled floor, wall mounted chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is a central pathway providing access to the front entrance door with shaped lawns to either side, planted and gravel flowerbeds housing a variety of bushes and shrubbery.

## TO THE REAR

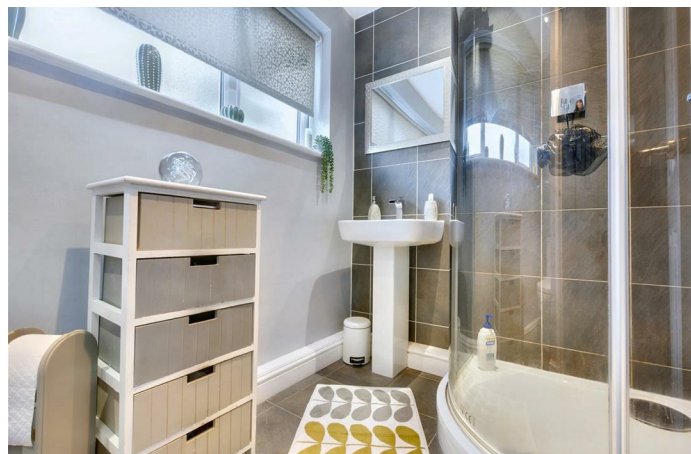
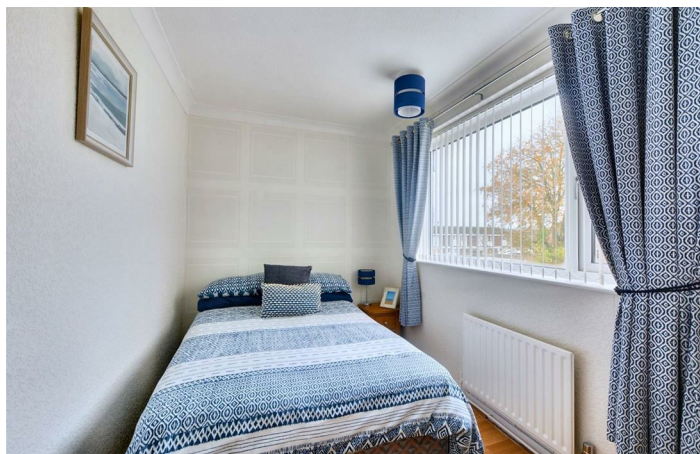
The rear garden is enclosed by timber fencing to the boundary lines and incorporates a decked entertaining space, separate paved patio seating area, shaped garden lawn, planted flowerbeds and borders housing a further variety of specimen bushes and shrubbery. External water tap and lighting point.

## DIRECTIONAL NOTE

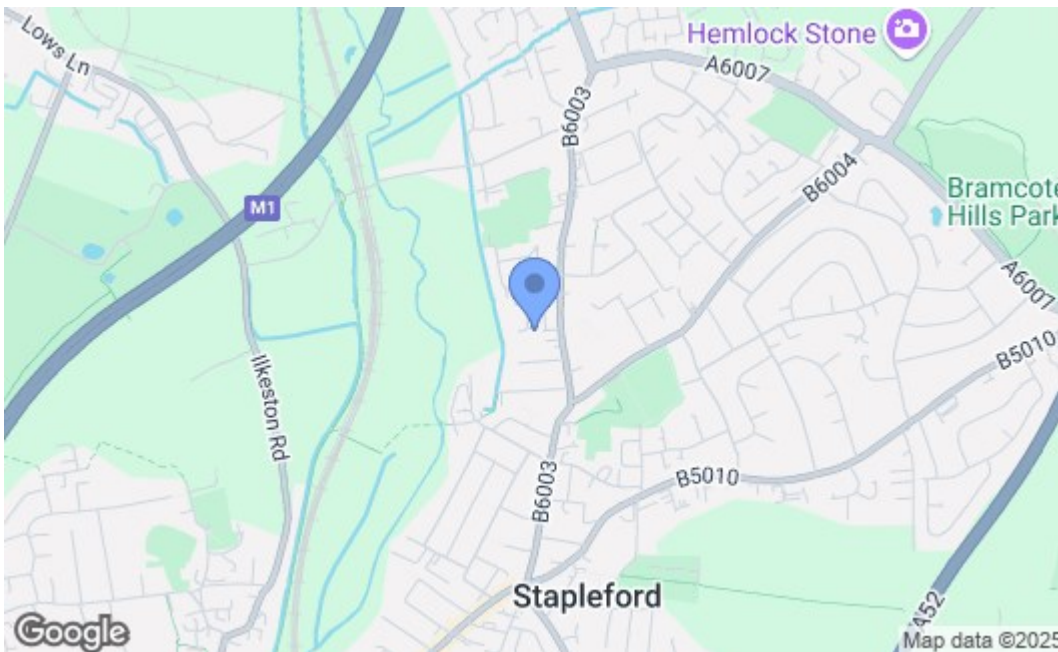
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue left onto Pasture Road before taking an eventual left hand turn onto Peatfield Road. Follow the road to the left and take a left onto Harrison Road. The property can be found on foot via the first pedestrian pathway on the left.

## AGENTS NOTE

There is the use of parking spaces, unrestricted within the area, as well as nearby.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(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.