



Halls Road
Stapleford, Nottingham NG9 7FP

A TWO DOUBLE BEDROOM END
TERRACED HOUSE.

Asking Price £160,000 Freehold



A traditional two double bedroom end terraced house.

This property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, double glazed windows throughout, modern fitted kitchen and first floor bathroom with bath and shower.

The property is situated on a residential street a stone's throw from Stapleford high street. Stapleford offers a good variety of shops and amenities and there is a regular bus service linking Nottingham and Derby, as well as Beeston and the QMC. The property enjoys a particularly good size enclosed rear garden.

Offered for sale with NO UPWARD CHAIN. The property would ideally suit first time buyers, as well as those looking to downsize.

Viewing is recommended.



LOUNGE

11'6" x 11'8" (3.51 x 3.56)

Radiator, double glazed window, composite double glazed front entrance door.

DINING ROOM

Understairs store cupboard, door to staircase to first floor, radiator, double glazed window to the rear. Open to kitchen.

KITCHEN

12'9" x 5'10" (3.91 x 1.80)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, space for tall fridge/freezer. Radiator, double glazed windows, door to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

11'10" x 11'6" (3.63 x 3.51)

Overstairs store cupboard which gives access to the loft, radiator, double glazed window to the front.

BEDROOM TWO

12'2" x 8'7" (3.71 x 2.64)

Radiator, double glazed window to the rear.

BATHROOM

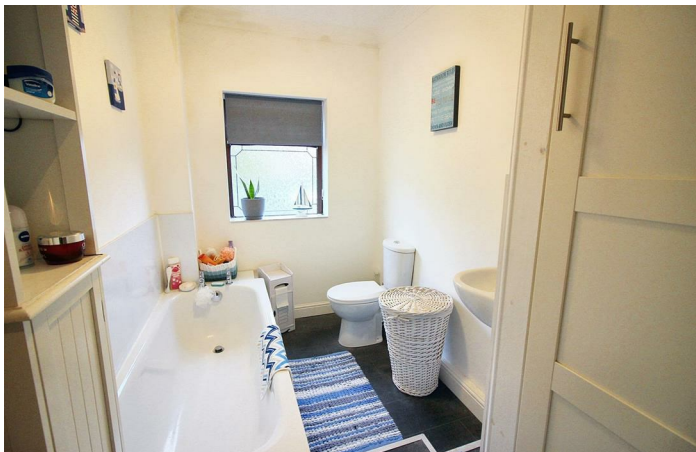
12'5" x 5'10" (3.80 x 1.80)

Incorporating a modern four piece suite comprising wash hand basin, low flush WC, bath and walk-in shower cubicle with thermostatically controlled shower. Cupboard housing gas fired combination boiler (for central heating and hot water). Radiator, double glazed window.

OUTSIDE

The property fronts the pavement and has a particularly good size enclosed rear garden with landscaped garden with ease of maintenance in mind, paved areas, gravel bedding with various shrubs, yard area and garden shed. At the foot of the plot there is a brick built outbuilding. The

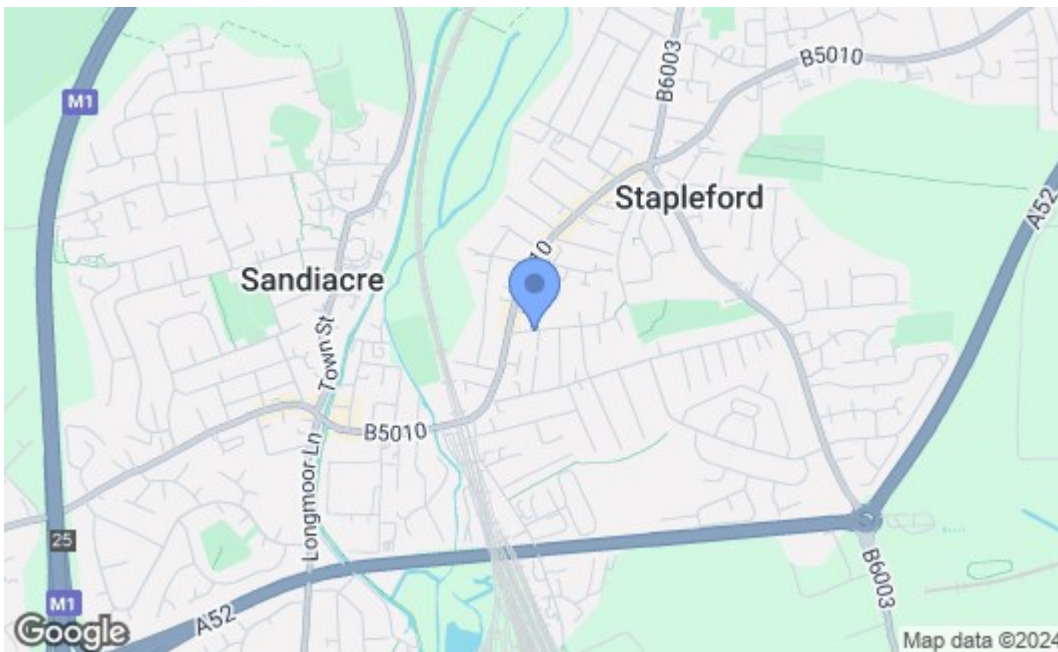
property has gated right of way access over the neighbour to a passageway leading to the street.





8 HALLS ROAD, STAPLEFORD, NOTTINGHAM, NG9 8PF

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

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