# Robert Ellis

## look no further...







Halls Road Stapleford, Nottingham NG9 7FP

Asking Price £160,000 Freehold

A TWO DOUBLE BEDROOM END TERRACED HOUSE.



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**

 $11'6" \times 11'8" (3.51 \times 3.56)$ 

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**

 $12'9" \times 5'10" (3.91 \times 1.80)$ 

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

 $11'10" \times 11'6" (3.63 \times 3.51)$ 

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

### BEDROOM TWO

 $12'2" \times 8'7" (3.71 \times 2.64)$ 

Radiator, double glazed window to the rear.

#### **BATHROOM**

 $12'5" \times 5'10" (3.80 \times 1.80)$ 

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.





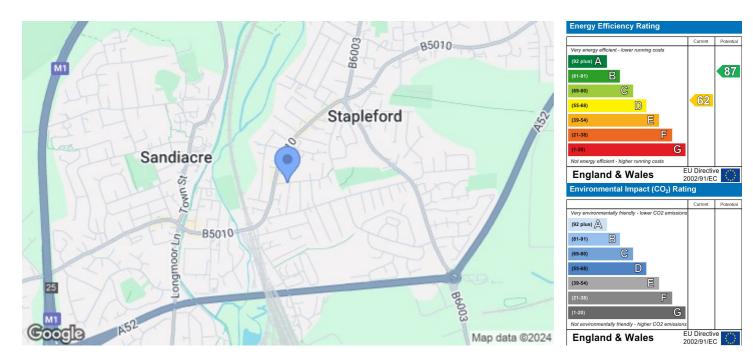






8 HALLS ROAD, STAPLEFORD, NOTTINGHAM, NG9 8FP

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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.