



Sefton Avenue  
Stapleford, Nottingham NG9 8EA

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£199,500 Freehold**



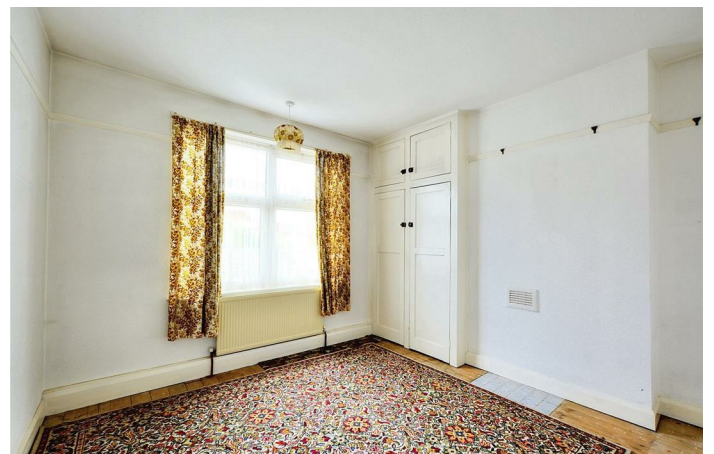


A traditional three bedroom semi detached house offered for sale with NO UPWARD CHAIN.

The property benefits from gas fired central heating from a combination boiler and double glazed windows throughout. The property is in a clean and tidy condition, however, some modernisation is required, offering great potential for the incoming buyer to put their own mark upon it.

Situated in this popular and residential suburb, great for families and commuters alike as schools for all ages are within easy reach, the town centre of Stapleford is close by and there is a regular bus service. For those looking to commute, the A52 is a short drive away giving direct access to Nottingham, Derby and Junction 25 of the M1 motorway.

A paved forecourt provides off-street parking and the property enjoys generous mature rear gardens.



#### ENTRANCE PORCH

Double glazed window, front entrance door. Door to hallway.

#### HALLWAY

Stairs to the first floor with understairs closet, double glazed window.

#### LOUNGE

12'9" x 10'11" (3.90 x 3.34)

Radiator, double glazed window to the front.

#### DINING ROOM

11'3" x 10'11" (3.44 x 3.35)

Full height storage cabinet, radiator, double glazed window to the rear.

#### KITCHEN

14'2" x 5'8" increasing to 7'6" (4.34 x 1.75 increasing to 2.3)

Fitted wall and base units with work surfacing, stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Double glazed window and door to rear.

#### FIRST FLOOR LANDING

Doors to bedrooms and shower room.

#### BEDROOM ONE

11'3" x 10'0" less wardrobes (3.43 x 3.05 less wardrobes)

Fitted wardrobes to one wall, radiator, double glazed window to the front.

#### BEDROOM TWO

11'3" x 10'0" (3.43 x 3.06)

Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window to the rear.

#### BEDROOM THREE

8'3" x 6'7" (2.52 x 2.03)

Radiator, double glazed window to the front.

#### SHOWER ROOM

5'7" x 5'1" (1.71 x 1.55)

Three piece suite comprising wash hand basin, low flush

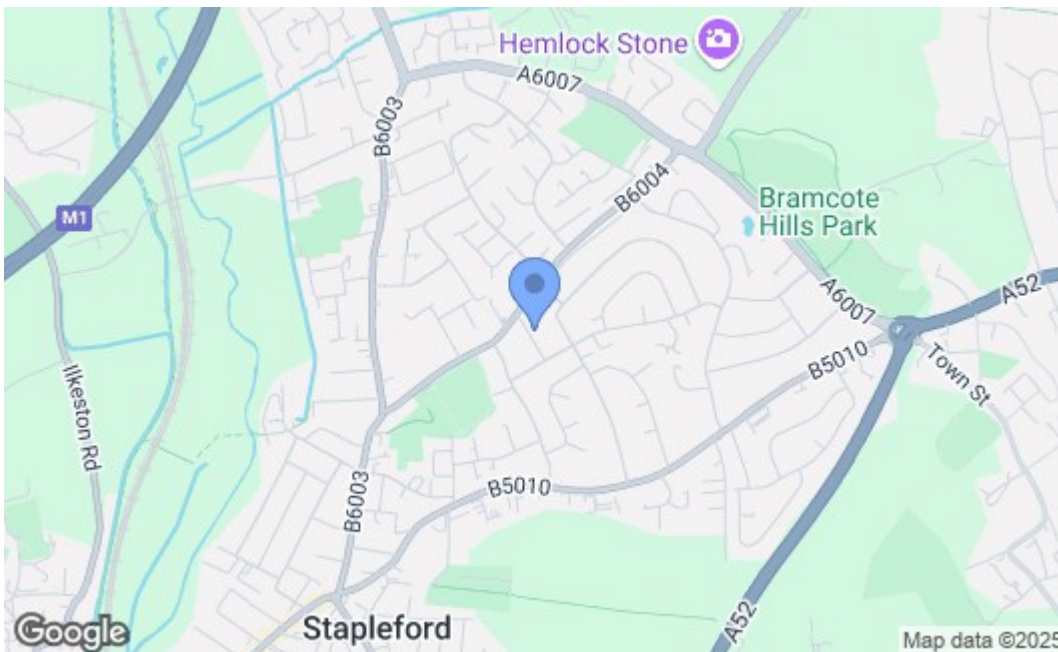
WC, shower cubicle with electric shower. Double glazed window, radiator.

#### OUTSIDE

To the front is a paved forecourt providing off-street parking. There is gated pedestrian side access leading to the rear garden which is of generous size with mature landscaping with patio, lawns and various trees and shrubs. Garden shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			
<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.