



Harrison Road
Stapleford, Nottingham NG9 8GP

A THREE BEDROOM END TOWN HOUSE.

£185,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS THREE BEDROOM END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

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

The property also benefits from gas fired central heating, double glazing and an enclosed garden 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, whilst also siding onto local allotments and fields beyond.

The property is also situated within close proximity of nearby schooling and transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or family home.

ENTRANCE HALL

8'2" x 5'11" (2.51 x 1.82)

uPVC front panel door with double glazed window to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, meter storage cupboard box. Doors to the living room and kitchen.

LIVING ROOM

17'6" x 10'3" (5.34 x 3.13)

Dual aspect double glazed windows to front and rear, radiator, decorative coving, decorative ceiling rose, media points, feature Adam-style fire surround incorporating insert and hearth with coal effect fire.

KITCHEN

16'10" x 15'1" (5.14 x 4.62)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Space for cooker and ample space for kitchen appliances including plumbing for washing machine and under-counter fridge and freezer. Dual aspect double glazed windows to front and rear, coving, telephone point, radiator, ample space for dining table and chairs, and/or breakfast bar. Doors back through to the living room and into the rear lobby, coving, fitted double storage cupboard as well as an understairs storage cupboard.

REAR LOBBY

10'7" x 7'1" (3.24 x 2.18)

Sliding double glazed patio style doors through to the conservatory, further door to the shower room, storage space with shelving with mains lighting.

GROUND FLOOR SHOWER ROOM

6'2" x 3'8" (1.88 x 1.14)

Three piece suite comprising tile and enclosed shower cubicle with electric shower, wash hand basin, push flush WC with storage cabinets either side, tiling to the walls, double glazed window to the side.

CONSERVATORY

10'9" x 9'7" (3.30 x 2.94)

Brick and double glazed construction with sloping ceiling, tiled floor, radiator, wall light points, double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Boiler/airing

cupboard housing the gas fired central heating boiler and hot water cylinder with shelving above.

BEDROOM ONE

13'4" x 10'5" (4.08 x 3.18)

Double glazed window to the front, loft access point, radiator, range of fitted wardrobes with sliding door mirror wardrobes.

BEDROOM TWO

11'7" x 8'9" (3.55 x 2.69)

Double glazed window to the front, radiator, laminate flooring, fitted wardrobes.

BEDROOM THREE

10'4" x 7'4" (3.17 x 2.24)

Double glazed window to the rear overlooking the allotments to the side, radiator, laminate flooring, fitted wardrobes with sliding mirror fronted doors.

BATHROOM

8'9" x 5'5" (2.67 x 1.67)

Three piece suite comprising panel bath with mixer tap and electric shower over with foldaway glass shower screen, wash hand basin, push flush WC. Double glazed window to the rear, tiling to the walls, radiator, mirror fronted bathroom cabinet.

OUTSIDE

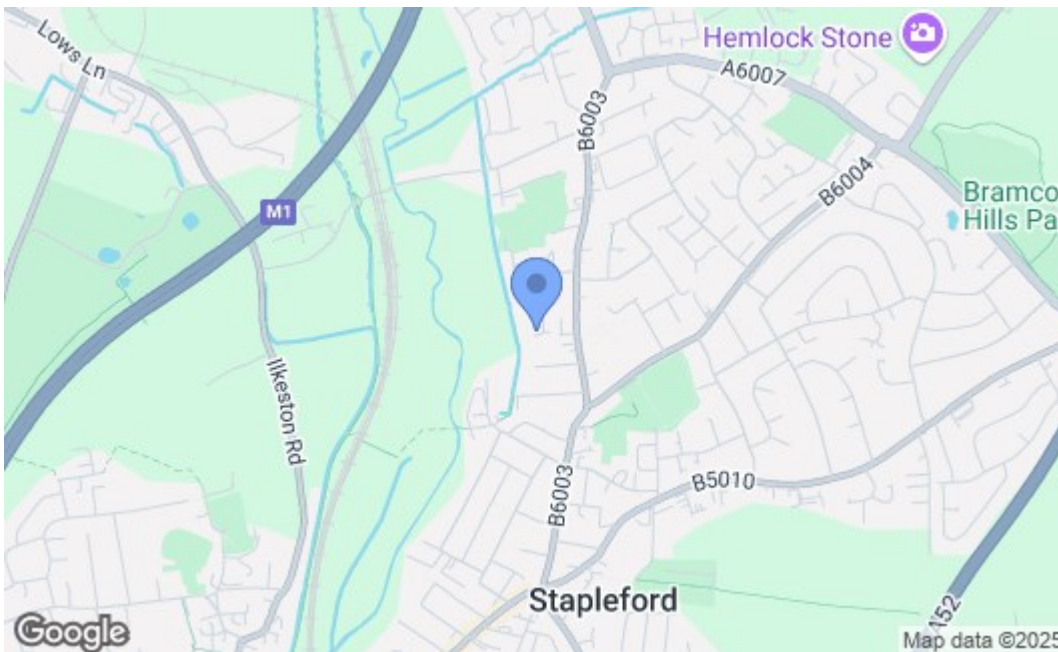
To the front of the property there is a central pathway providing access to the front entrance door with lawn and decorative gravel stones either side.

TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. A shed is situated to the left hand corner of the plot. Rear access gate to the parking area beyond (not allocated). The garden itself is designed for straightforward maintenance, with slabs and a lawn section, decorative gravel stone chippings, an 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 onto Pasture Road in the direction of Trowell. Take an eventual left hand turn onto Peatfield Road and follow the road to the left. Take a left hand turn onto Harrison Road and the property can be found, on foot, on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	82
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	

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.