



**Lancaster Avenue  
Stapleford, Nottingham NG9 7HH**

**Guide Price £200,000 Freehold**

A TRADITIONAL WESTERMAN HOMES  
CONSTRUCTED BAY FRONTED 1960'S  
THREE BEDROOM SEMI DETACHED HOUSE  
OFFERED FOR SALE FOR THE FIRST TIME  
SINCE CONSTRUCTION.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WESTERMAN HOMES CONSTRUCTED EARLY 1960'S DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE FOR THE FIRST TIME SINCE CONSTRUCTION.

With accommodation over two floors, the ground floor comprises entrance porch leading through to an entrance hallway with useful understairs storage cupboard, spacious through lounge/diner with feature double glazed bay window and kitchen. The first floor landing then provides access to three bedrooms with a front bedroom also benefitting from a nice, bright five window bay, two further bedrooms and a spacious bathroom.

The property also benefits from double glazing, off-street parking and an enclosed garden to the rear.

The property is situated in this highly desirable and sought-after residential cul de sac location, within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to great transport links to and from the surrounding area, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those requiring schools, there is a good selection on the doorstep, such as William Lilley, Fairfield and George Spencer Academy Trusts.

The property is in need of general modernisation and improvement. However, it would make an ideal first time buy or family home.

We highly recommend an internal viewing.



### ENTRANCE PORCH

Feature archway-shaped uPVC panel and double glazed front entrance door with surrounding windows within a feature archway of soldier bricks. Further internal uPVC panel and double glazed door with full height double glazed windows to either side of the door leading through to the entrance hallway.

### ENTRANCE HALL

13'3" x 6'11" (4.06 x 2.12)

Turning staircase rising to the first floor, exposed floorboards, wall mounted gas heater, useful understairs storage cupboard with double glazed window to the side, shelving and gas/electricity meters. Internal doors leading through to the lounge/diner and kitchen.

### THROUGH LOUNGE/DINER

27'7" x 11'10" (8.43 x 3.61)

Feature double glazed bay window to the front looking down the street from an elevated position, sliding double glazed patio doors opening out to the rear garden, serving hatch to the kitchen, exposed floorboards, media points, feature Adam-style fire surround with plug-in electric fire.

### KITCHEN

11'11" x 8'10" (3.64 x 2.71)

The kitchen comprises a matching range of fitted base and wall storage cupboards, with square edge work surfacing incorporating single sink and draining board with mixer tap, double glazed windows to the side and rear, serving hatch to dining area, uPVC panel and double glazed door to the side driveway.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window to the side, loft access point, airing cupboard housing the water cylinder.

### BEDROOM ONE

14'5" x 12'0" (4.41 x 3.68)

Feature five window double glazed bay to the front making the most of the views down the street and beyond towards open fields, exposed floorboards.

### BEDROOM TWO

12'4" x 12'1" (3.76 x 3.70)

Double glazed window to the rear overlooking the rear garden and orchard beyond, exposed floorboards.

### BEDROOM THREE

8'5" x 6'11" (2.57 x 2.12)

Double glazed window to the front, exposed floorboards.

### BATHROOM

9'7" x 6'11" (2.94 x 2.13)

Three piece suite comprising panel bath, push flush WC, wash hand basin. Tiling to dado height, double glazed windows to the side and rear.

### OUTSIDE

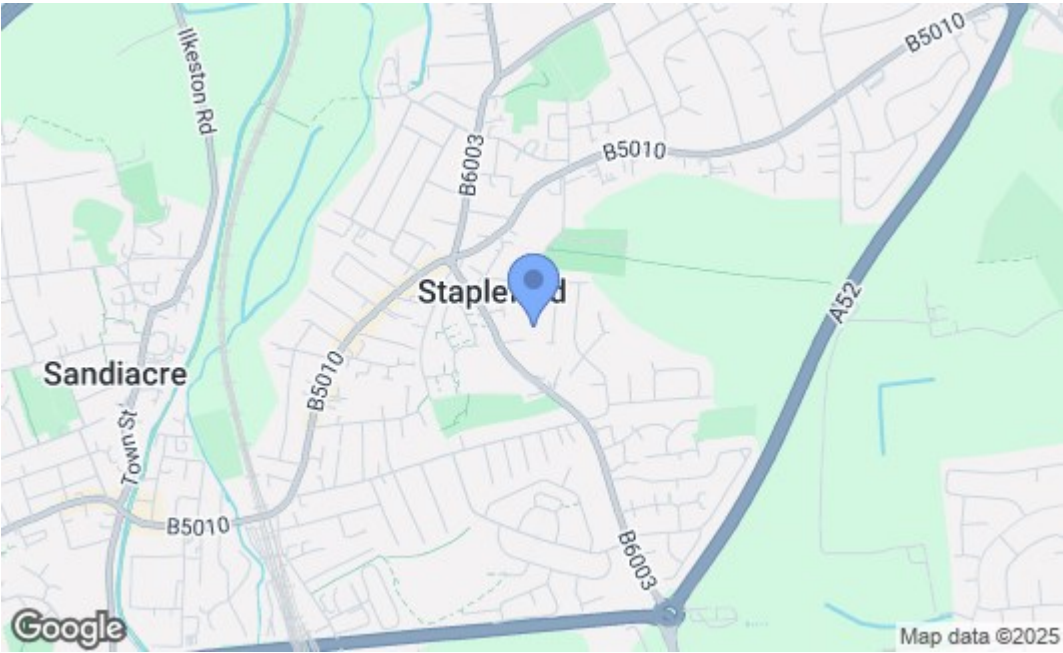
To the front of the property, there is a tiered front garden laid with artificial turf and a lowered kerb entry point leads to a side driveway leading down the right hand side of the property providing off-street parking which in turn then opens into the rear garden. The rear garden is designed for straightforward maintenance, being enclosed by timber fencing, concrete posts and gravel boards, offers a continuation of the driveway to the foot of the plot, paved patio seating area accessed directly from the patio doors and artificial lawn.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a left hand turn onto Blake Road. Follow the bend in the road round to the left and continue to the junction of Windsor Street. Turn left and descend the hill. Take the second left hand turn into the cul de sac of Lancaster Avenue. The property can be found straight ahead at the head of the cul de sac.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.