



**Manor Avenue
Stapleford, Nottingham NG9 8GE**

£180,000 Freehold

A RENOVATED BAY FRONTED TWO
BEDROOM END TERRACED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TASTEFULLY RENOVATED FROM TOP TO BOTTOM TWO BEDROOM BAY FRONTED END TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises entrance lobby, bay fronted living room and full width breakfast dining kitchen. The first floor landing then provides access to two bedroom and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed front/rear gardens.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to a variety of nearby schooling for all ages, as well as good access to open countryside and nearby walking routes.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

ENTRANCE HALL

4'1" x 3'8" (1.26 x 1.12)

uPVC panel and double glazed front entrance door, wall mounted coat pegs, staircase rising to the first floor, laminate flooring, door to living room.

LIVING ROOM

14'5" x 14'3" (4.41 x 4.36)

Double glazed bay window to the front, radiator, laminate flooring, coving, useful understairs storage space with shelf, panel and glazed door to breakfast kitchen.

BREAKFAST DINING KITCHEN

14'3" x 9'11" (4.36 x 3.04)

Comprising a newly fitted range of wall and base drawer frontages, with roll top work surfaces incorporating single sink and draining board with central mixer tap and matching splashboards. Space for cooker with extractor canopy over, space for full height fridge/freezer, breakfast bar with space for two/three bar stools, radiator, double glazed window to the rear (with fitted blinds), laminate flooring, wall mounted electrical consumer box, box housing the gas fired combination boiler for central heating and hot water purposes, uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING

Double glazed window to the side, doors to both bedrooms and bathroom.

BEDROOM ONE

12'0" x 11'2" (3.68 x 3.42)

Double glazed window to the front, radiator, fitted double overstairs storage cupboard.

BEDROOM TWO

11'9" x 7'6" (3.59 x 2.29)

Double glazed window to the rear overlooking the rear garden, radiator.

BATHROOM

8'9" x 6'3" (2.69 x 1.93)

Newly fitted white three piece suite comprising panel bath with glass screen, mixer tap, electric shower over, hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinet beneath. Tiled floor, decorative boarding to the walls, chrome ladder towel radiator, wall mounted mirror fronted double bathroom cabinet, double glazed window to the rear, useful storage closet.

OUTSIDE

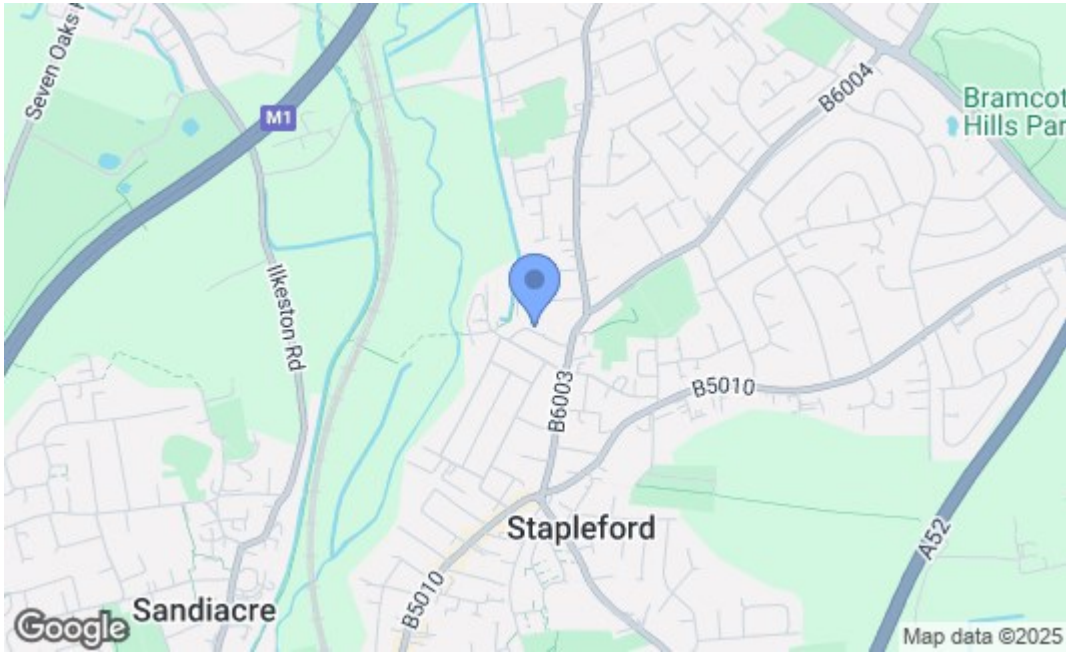
To the front of the property there is a low maintenance front garden predominantly with stones, enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. Pedestrian picket style gate provides access to a footpath to the front entrance door and side access leading into the rear garden. The rear garden has also been designed for straightforward maintenance predominantly with stones, paved patio area (ideal for entertaining), enclosed by timber fencing with concrete posts and gravel boards to the boundary lines, pedestrian gate leading back to the front.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue along, passing the chip shop and take a left hand turn onto Manor Avenue. The property can be found on the right hand side, identified by our For Sale board.



Robert Ellis
ESTATE AGENTS



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		

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.