



**Halls Road
Stapleford, Nottingham NG9 7FX**

£225,000 Freehold



A THREE BEDROOM SEMI DETACHED
HOUSE.



A three bedroom semi detached house offered for sale with NO CHAIN and in a ready to move into condition.

Situated on a residential street in an extremely convenient location within walking distance of the town centre and regular bus service. Stapleford offers a good variety of local and independent retailers, as well as all the amenities a small town can offer. The property is ideally placed for families as William Lilley Infants School is a short walk along the street and there is a footpath close by leading to Fairfield Spencer Academy. George Spencer Academy is also within walking distance*.

The property benefits from gas fired central heating served from a combination boiler and double glazed throughout. The accommodation comprises entrance hall, through lounge/diner and fitted kitchen to the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms and a modern shower room/WC.

An internal viewing is recommended.



ENTRANCE

Tall double glazed window, front entrance door, stairs to the first floor, radiator.

THROUGH LOUNGE/DINER

23'8" x 11'5" reducing to 9'6" (7.23 x 3.50 reducing to 2.90)

Two radiators, double glazed window to the front, double glazed patio door to the rear.

KITCHEN

11'3" reducing to 7'7" x 7'8" (3.45 reducing to 2.32 x 2.35)

Range of fitted wall, base and drawer units, with work surfacing and inset one and a half bowl sink unit with single drainer. Gas/electric cooker with extractor hood over, plumbing for washing machine, appliance space. Walk-in pantry, double glazed window and door.

FIRST FLOOR LANDING

Double glazed window, loft hatch.

BEDROOM ONE

11'10" x 10'7" less wardrobes (3.63 x 3.23 less wardrobes)

Fitted wardrobes to one wall with matching dressing table and drawers, as well as bedside cabinets, radiator, double glazed window to the front.

BEDROOM TWO

11'2" x 9'6" (3.42 x 2.92)

Radiator, double glazed window to the rear.

BEDROOM THREE

7'1" x 6'10" (2.16 x 2.10)

Radiator, double glazed window to the front.

SHOWER ROOM

Incorporating a modern three piece suite comprising pedestal wash hand basin, low flush WC and walk-in shower enclosure with thermostatically controlled shower. Radiator, double glazed window. Combi boiler housed in the cupboard

OUTSIDE

The property is set back from the road on a slightly

elevated position with front garden laid to lawn. A block paved driveway provides off-street parking and there is wrought iron gates leading to further driveway with carport over which in turn leads to a single garage constructed in sectional concrete with an up and over door. The rear garden is fenced-in and enclosed gently tiered landscaping which comprises a patio area, dwarf retaining wall with planter, a central garden section with gravel and circular paved feature. This is flanked with colourful flower and shrub beds. Outside tap.

* AGENTS NOTE

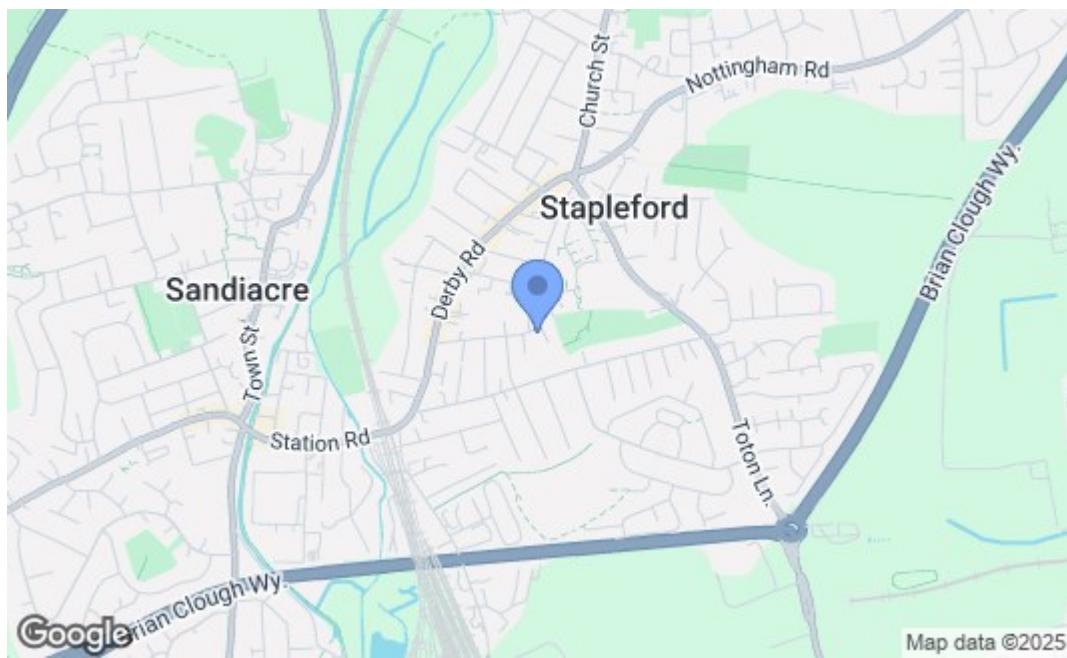
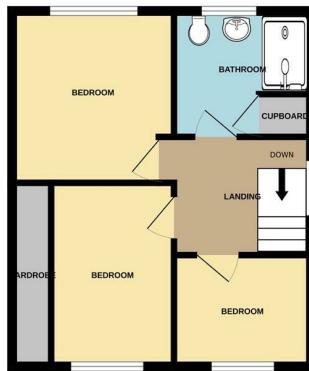
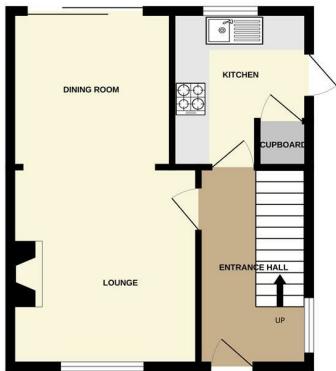
* We recommend that any intending purchaser should make their own enquiries as to the current admission policies of the schools named.



GROUND FLOOR

Robert Ellis
ESTATE AGENTS

1ST FLOOR



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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.