



Halls Road
Stapleford, Nottingham NG9 7FQ

£169,995 Freehold

A TWO BEDROOM SEMI DETACHED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME IN OVER 25 YEARS THIS WELL PRESENTED AND WELL LOOKED AFTER TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

Being brought to the market with the added benefit of being sold with NO UPWARD CHAIN.

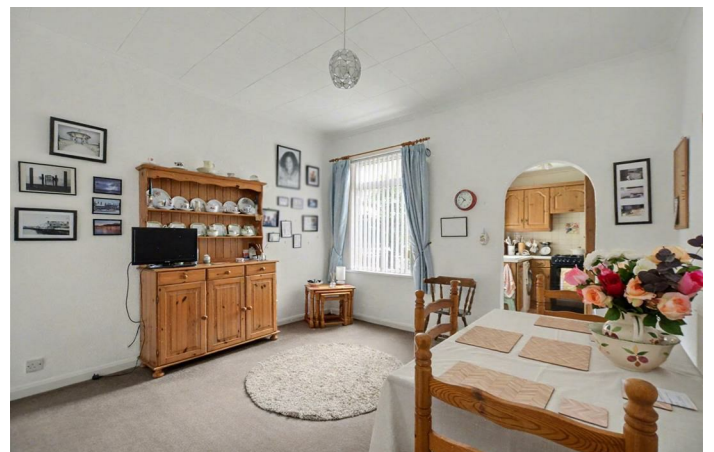
The property benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

The accommodation is arranged over two floor, the ground floor comprising front living room, inner lobby with staircase leading down to a cellar, separate dining room and kitchen. The first floor landing then provides access to two bedrooms and bathroom.

The property is located within walking distance of the town centre amenities. There is also easy access to excellent nearby schooling for all ages, as well as the i4 bus service, A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Also nearby is access to outdoor space including Queen Elizabeth Park situated at the end of Halls Road at the end of the pedestrian footpath which offers green space, children's play area, football pitches, tennis courts and bowling green.

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



LIVING ROOM

12'4" x 12'3" (3.78 x 3.74)

uPVC panel and double glazed front entrance door with double glazed unit above the door, double glazed windows to the front (with fitted blinds), decorative coving, central ceiling rose, media points, radiator, central chimney breast incorporating an Adam-style fire surround with marble insert and hearth, and coal effect fire. Door to inner lobby.

INNER LOBBY

3'0" x 2'9" (0.92 x 0.85)

Access leading through to the dining room and door, staircase leading down to the cellar.

STAIRWELL

Staircase rising to the first floor with dual banister to either side, coving.

CELLAR

12'4" x 11'8" (3.76 x 3.58)

Power and lighting points.

DINING ROOM

13'0" x 12'4" (3.97 x 3.78)

Door and staircase rising to the first floor, radiator, coving, double glazed window to the rear (with fitted blinds), archway leading through to the kitchen.

KITCHEN

10'0" x 7'0" (3.07 x 2.14)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks, space for cooker and extractor fan over, plumbing for washing machine, integrated fridge/freezer and dishwasher, decorative tiled splashbacks, tiled floor, radiator, coving, double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

BEDROOM ONE

12'3" x 12'0" (3.75 x 3.66)

Double glazed window to the front (with fitted blinds), radiator, coving.

BEDROOM TWO

12'9" x 9'2" (3.90 x 2.81)

Double glazed window to the rear (with fitted blinds), radiator, coving, useful storage cupboards which also provides the loft access point.

BATHROOM

9'8" x 6'6" (2.95 x 2.00)

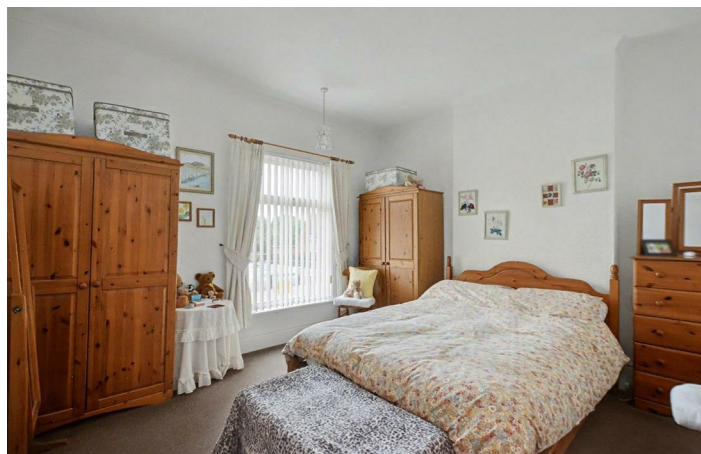
Three piece suite comprising bath with central mixer tap and handheld shower attachment, wash hand basin, low flush WC. Partial tiling to the walls, wall mounted cabinet, radiator, double glazed window to the rear (with fitted blinds), boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

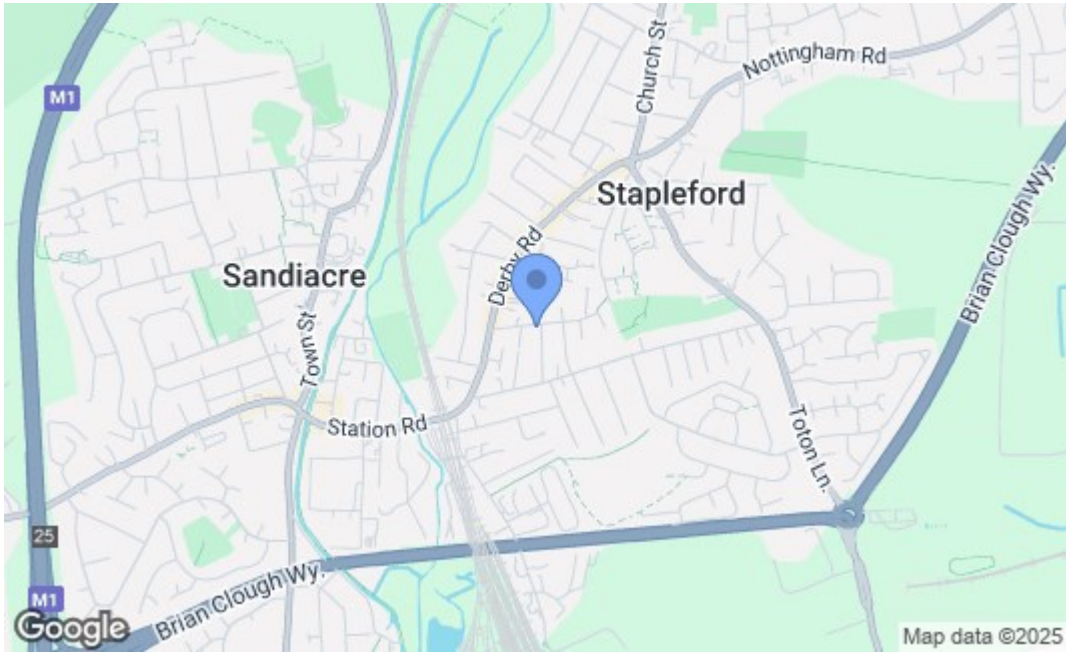
OUTSIDE

To the front of the property there is pedestrian access which leads down the left hand side of the property with further gate to access the rear garden. The garden is attractively designed with a courtyard style patio seating area (ideal for entertaining), outside lighting point and water tap. The garden then extends to a rear lawn which is surrounded by planted borders and rockery housing a variety of bushes and shrubbery.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Halls Road. The property can then be found on the right hand side, identified by our For Sale board.





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		
	60	77
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.