



Halls Road
Stapleford, Nottingham NG9 7FP

£169,950 Freehold

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Behind this traditional facade lies a modern and contemporary two double bedroom terraced house ready for immediate occupation.

This property comes to the market with NO UPWARD CHAIN and has been recently refurbished offering a turn key property, ideal for first time buyers and downsizers.

Features include gas fired central heating served from a combination boiler, double glazed windows and the dining room opens through to a recently refurbished fitted kitchen with new cooker and hob. There is also an integral fridge/freezer.

The bathroom has been replaced, as have many of the floor coverings and the house has been redecorated. The rear gardens have also been newly landscaped and offer an attractive backdrop with two patio areas and lawn.

Positioned in this central location, just off the main high street of Stapleford and therefore extremely convenient for everything that Stapleford town has to offer, including a regular bus service linking Nottingham and Derby, as well as other areas.

There is an infants school just across the street and schools for older children are also within walking distance.

Internal viewing recommended.



LOUNGE

11'11" x 11'9" (3.65 x 3.6)

Radiator, double glazed window and front entrance door.

INNER LOBBY

Understairs store cupboard.

OPEN PLAN DINING KITCHEN

11'5" increasing to 20'10" x 11'5" reducing to 5'4 (3.5 increasing to 6.37 x 3.48 reducing to 1.65)

The dining area has a radiator, door to staircase to first floor, double glazed French doors to conservatory and open to kitchen area. The kitchen area comprises a refurbished and offers a range of modern wall, base and drawer units with worktops and inset one and a half bowl sink unit with single drainer. Newly installed electric oven with extractor hood over, integrated fridge/freezer. Plumbing and space for washing machine. Double glazed window.

CONSERVATORY

8'2" x 4'7" (2.5 x 1.4)

uPVC double glazed windows with French doors opening to the rear garden.

FIRST FLOOR LANDING

Hatch with pull-down ladder to partially boarded loft space which houses the gas combination boiler (for central heating and hot water).

BEDROOM ONE

11'8" x 11'6" (3.58 x 3.52)

Ornamental cast iron fireplace, radiator, double glazed window to the front.

BEDROOM TWO

11'7" x 8'5" (3.54 x 2.57)

Radiator, double glazed window to the rear.

BATHROOM

9'1" x 5'5" (2.79 x 1.66)

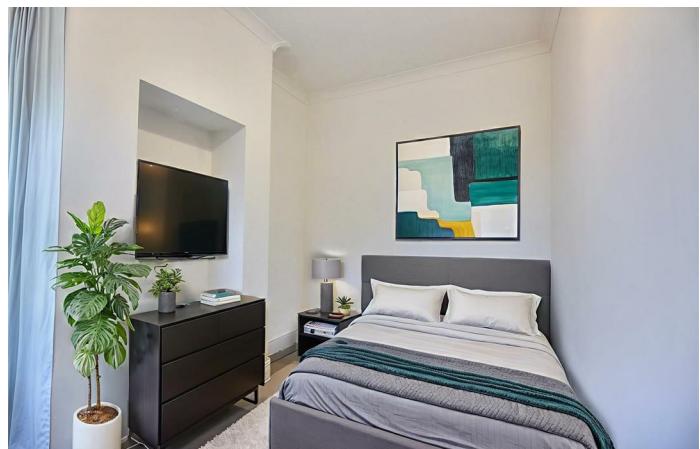
Newly fitted three piece suite comprising wash hand basin, low flush WC, bath with shower over. Heated towel rail, double glazed window.

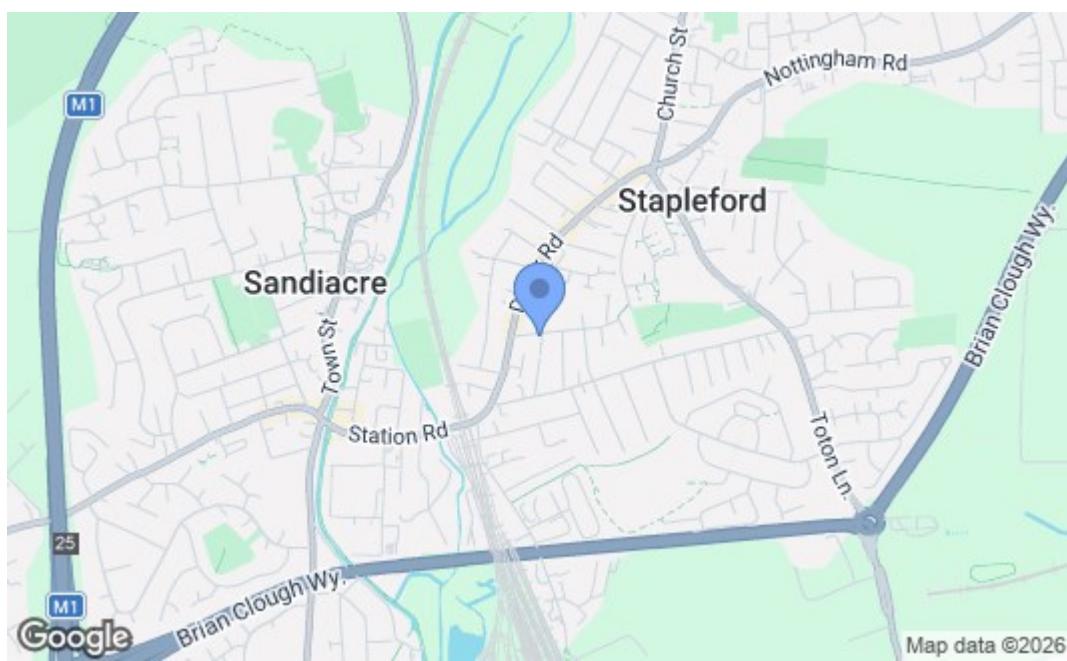
OUTSIDE

The property fronts the pavement and an enclosed rear garden which has been recently landscaped offering a contemporary and attractive space with tiled patio area beyond the conservatory, a raised planter and ornamental broken slate pathway with inlaid slabs running along one side of the property. There is a section of garden in the middle laid to lawn, and at the far end there is a newly laid patio area.

AGENTS NOTE

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





| 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 (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.