



**Church Street  
Stapleford, Nottingham NG9 8GA**

**£215,000 Freehold**

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A surprisingly spacious three bedroom end terraced house situated on a larger than average plot of around a 10th of an acre.

This property is offered for sale with NO UPWARD CHAIN and immediate vacant possession and offers great family-sized accommodation which has been improved in recent times.

Features include an open plan family dining kitchen with modern units and some built-in appliances, useful cloaks/WC, gas fired central heating served from a combination boiler, and double glazed windows throughout.

Without a doubt, one of the main features of this property is the garden plot. Providing off-street parking for two to three vehicles, a detached garage and the rear gardens are a large space for a family to play.

Situated in this extremely convenient location, within walking distance of Albany Junior School, regular bus route and also within striding distance of Stapleford town centre, offering a good variety of national and independent retailers, health centre, library and other useful amenities.

Available immediately. We recommend an internal viewing to fully appreciate the accommodation and garden.



## ENTRANCE

Double glazed window and front entrance door. Stairs to the first floor and door to living room.

## LIVING ROOM

16'0" x 11'10" (4.89 x 3.62)

Radiator, double glazed windows to the front and rear, opening to the family dining kitchen.

## FAMILY DINING KITCHEN

16'0" x 9'6" increasing to 13'1" (4.88 x 2.9 increasing to 4) The kitchen area comprises a range of modern fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in five ring gas hob with extractor hood over. Electric double oven, dishwasher and washing machine. Space for American-style fridge/freezer. Wall mounted "Baxi" gas combination boiler (for central heating and hot water). Door to cloaks/WC, double glazed window to the front, double glazed French doors opening to the rear garden.

## CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Electric heater, double glazed window.

## FIRST FLOOR LANDING

Access to loft which is partially boarded.

## BEDROOM ONE

16'2" x 9'2" (4.93 x 2.80)

Radiator, double glazed windows to the front and rear.

## BEDROOM TWO

10'3" to wardrobes x 8'3" (3.13 to wardrobes x 2.53)

Fitted wardrobes, radiator, double glazed window to the front.

## BEDROOM THREE

9'3" x 7'6" (2.84 x 2.31)

Fitted wardrobes, radiator, double glazed window to the rear.

## SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, large walk-in shower enclosure with twin rose thermostatically controlled

shower system. Heated towel rail, tiling to walls, double glazed window.

## OUTSIDE

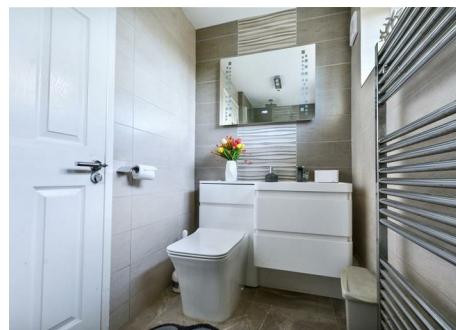
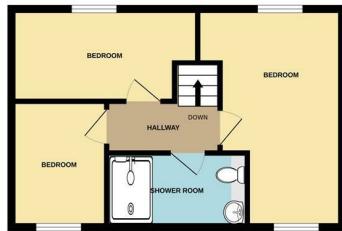
The property is set back from the road with a partially walled-in forecourt finished with block paving and providing parking for at least three vehicles. The driveway runs along the side of the property to a sectional concrete single garage. The rear gardens are enclosed, with block paved patio area and the remainder of the garden is laid to lawn. There is a pathway running to one side of the property leading to a hard landscaped area at the foot of the plot.



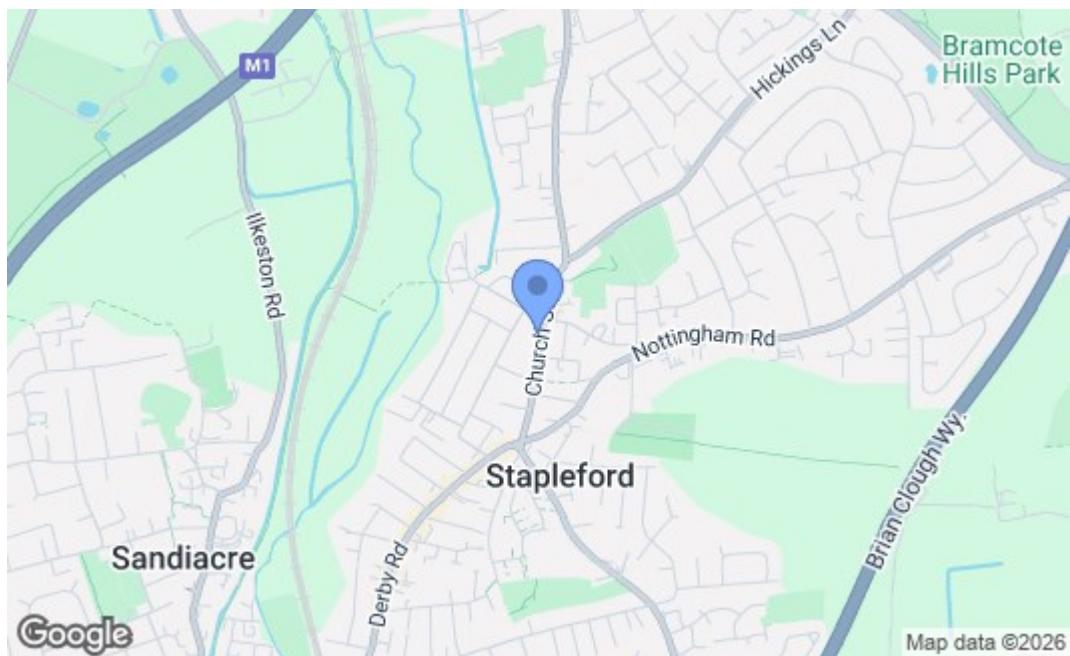
GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.

Robert Ellis  
ESTATE AGENTS

1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for illustrative purposes only and should not be used for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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