



**Midland Avenue  
Stapleford, Nottingham NG9 7BT**

**Offers Over £260,000 Freehold**

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION AT THE TOP END OF THE HILL IN STAPLEFORD. NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining room, kitchen and separate utility room. The first floor landing then provides access to three bedrooms and a modern shower room.

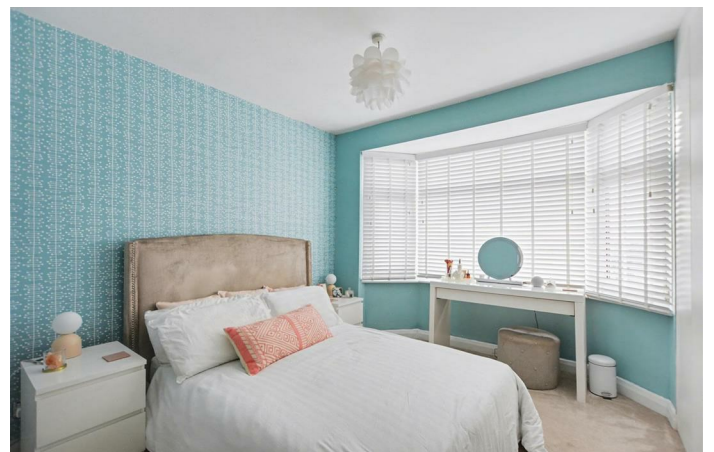
Externally, there are gardens to the front and rear with off-street parking leading down the right hand side of the property.

Further benefits of the property include gas fired central heating from a combination boiler, double glazing and is conveniently located within easy access of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

There is also easy access to the shops and services situated in Stapleford town centre, as well as a variety of nearby transport links including the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

For outdoors, nearby you will find both Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area, as well as Archer's Field and nearby walking routes.

We believe the property will make an ideal first time buy or family home. We highly recommend an internal viewing to fully appreciate the accommodation on offer.



## ENTRANCE HALL

12'4" x 5'7" (3.76 x 1.72)

Recently re-fitted composite and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, laminate flooring, useful understairs storage space also incorporating the upgraded electrical consumer box, double glazed window to the side, wall light point. Internal oak panel doors lead through to the living room and dining room.

## BAY FRONTED LIVING ROOM

13'5" x 11'6" (4.10 x 3.51)

Double glazed bay window to the front (with three individual blinds), radiator, media points, Karndean flooring, chimney breast incorporating surround with stone effect electric fire, decorative coving, wall mounted storage shelving.

## DINING ROOM

11'10" x 11'6" (3.63 x 3.51)

Radiator, decorative exposed painted brickwork to one wall, laminate flooring, ample space for dining table and chairs, breakfast bar.

## KITCHEN

17'0" x 6'9" (5.20 x 2.06)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and pull-out spray hose mixer tap. Fitted four ring gas hob with extractor over and double oven beneath, plumbing for the dishwasher, tiled splashbacks, double glazed window to the rear overlooking the rear garden (with fitted roller blind), uPVC panel and double glazed exit door to outside, tile effect flooring, opening through to the utility room.

## UTILITY ROOM

10'11" x 5'8" (3.35 x 1.73)

Space for a double size American fridge/freezer (potentially available via separate negotiation), plumbing and space for under-counter washing machine and tumble dryer, granite effect roll top work surface space above, double glazed window to the side (with fitted roller blind), tile effect flooring to match the kitchen, radiator.

## FIRST FLOOR LANDING

Double glazed window to the side. Doors to all bedrooms and shower room. Decorative wood spindle balustrade. Loft access point via a wooden pull-down loft ladder to an insulated loft space.

## BEDROOM ONE

13'5" x 9'6" to wardrobes (4.10 x 2.90 to wardrobes)

Double glazed bay window to the front (with three individually hung fitted blinds), radiator, range of fitted floor to ceiling wardrobes to one wall.

## BEDROOM TWO

11'10" x 8'11" to wardrobes (3.63 x 2.73 to wardrobes)

Double glazed window to the rear overlooking the rear garden, radiator, range of fitted double wardrobes and matching overhead storage cupboards to one wall.

## BEDROOM THREE

6'8" x 6'5" (2.05 x 1.96)

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

## SHOWER ROOM

8'0" x 6'11" (2.45 x 2.12)

Three piece suite comprising large walk-in tiled shower cubicle with oversized glass screen, built-in shelving, mains drench shower, as well as an additional handheld shower attachment, wash hand basin with central mixer tap, tiled splashbacks and storage cabinets beneath, push flush WC. Wall mounted chrome ladder towel radiator, double glazed window to the rear, spotlights, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

## OUTSIDE

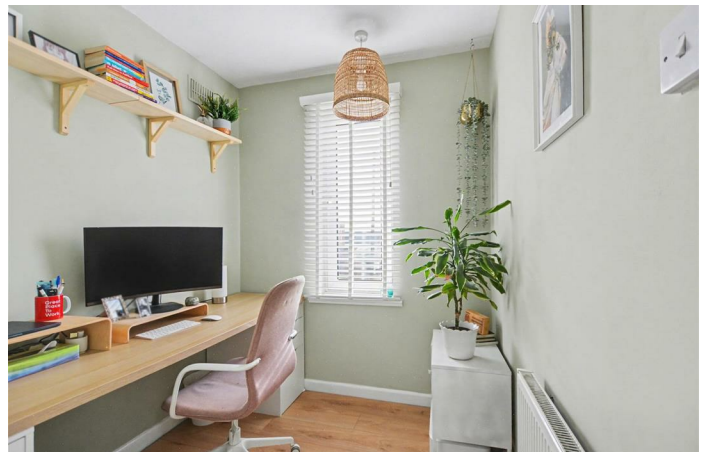
To the front of the property there is a driveway which leads down the right hand side of the property providing off-street parking. The front garden is designed for straightforward maintenance with planted hedgerow to the boundary line, paved pathway providing access to the front entrance door, external lighting, decorative white stones.

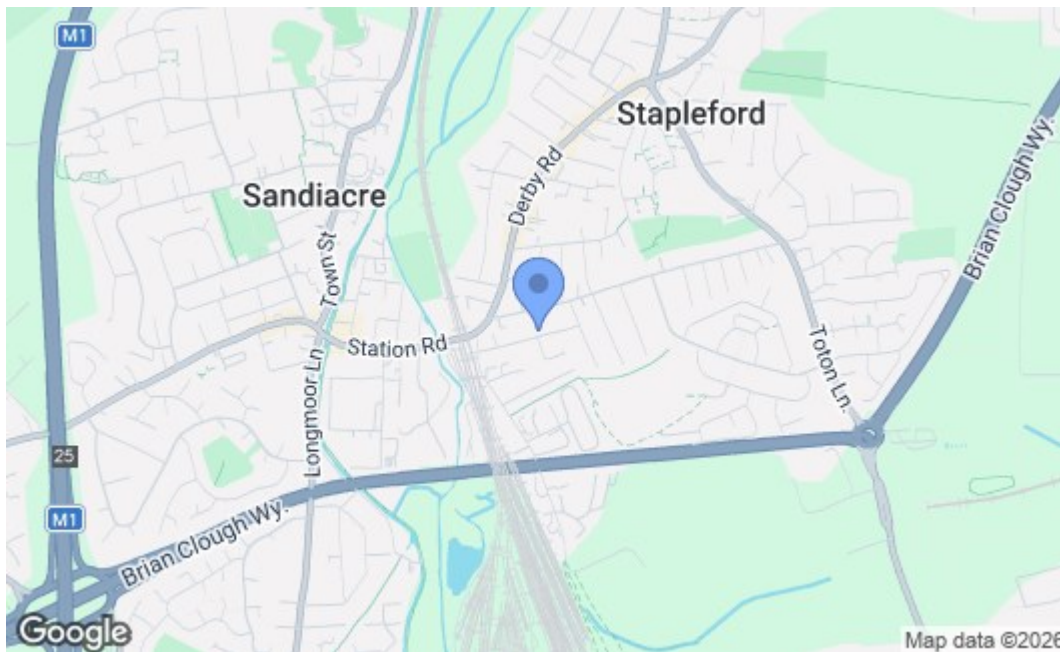
## TO THE REAR

The rear garden is enclosed by timber fencing and brick wall to the boundary line, incorporating an initial paved patio area (ideal for entertaining). This leads onto a central easy to maintain artificial lawn with pathway running down the right hand side providing access to a timber storage shed. To the foot of the plot, there is also an additional raised patio seating area. Gated pedestrian access leads back down the side of the house to the front.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Pass the entrance to Fairfield School on the right and take the next right onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Birley Street and then take the first right onto Midland Avenue. The property can 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		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.