

Midland Avenue  
Stapleford, Nottingham NG9 7BT

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£260,000 Freehold**



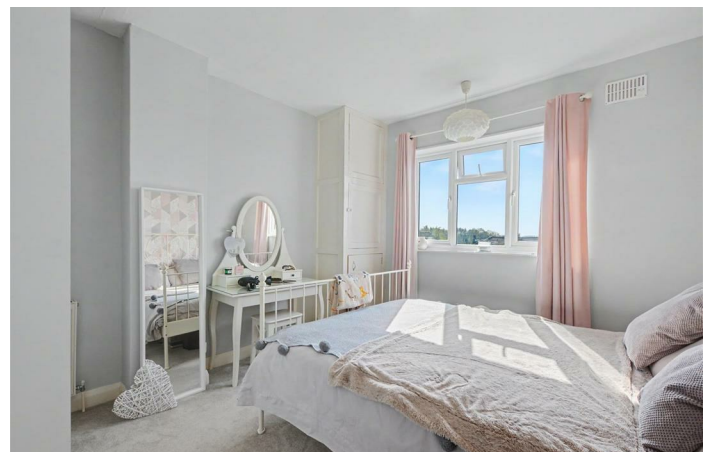
A traditional three bedroom semi detached house offered for sale in a ready to move into condition.

A particular feature of this home is the open plan dining kitchen which offers a range of modern units and a great social space for entertaining and families to gather. Other features include a living room to the front, gas fired central heating served from a combination boiler and double glazed windows throughout.

Benefitting from off-street parking to the front, the property enjoys pleasant Southerly facing rear gardens with decking, lawn and purpose built garden cabin (great as a summerhouse, den or small space for home working).

Situated in this popular residential suburb, great for families and commuters alike as schools for all ages are within walking distance, as are the local amenities that Stapleford has to offer. For those looking to commute, the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway, including the park and ride Nottingham Tram at Bardills, is a short drive away.

Ideal for families, couples and first time buyers. Viewing is recommended.



## ENTRANCE HALL

Radiator, under stairs storage cupboard and stairs to the first floor.

## LOUNGE

12'7" x 12'0" (3.85 x 3.66)

Radiator, double glazed bay window to the front.

## DINING KITCHEN

18'0" x 11'10" (5.50 x 3.61)

Incorporating a range of modern fitted wall, base and drawer units, with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in microwave, electric oven, gas hob and extractor hood over. Integrated washing machine and dishwasher. Space for fridge/freezer. Table and chair space, radiators, double glazed windows and door to rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'9" x 10'9" (3.60 x 3.28)

Radiator, cupboard housing the gas combination boiler (for central heating and hot water), double glazed window to the rear.

## BEDROOM TWO

11'5" x 11'2" (3.50 x 3.42)

Radiator, double glazed window to the front.

## BEDROOM THREE

6'9" x 6'6" (2.08 x 1.99)

Radiator, double glazed window to the front.

## BATHROOM

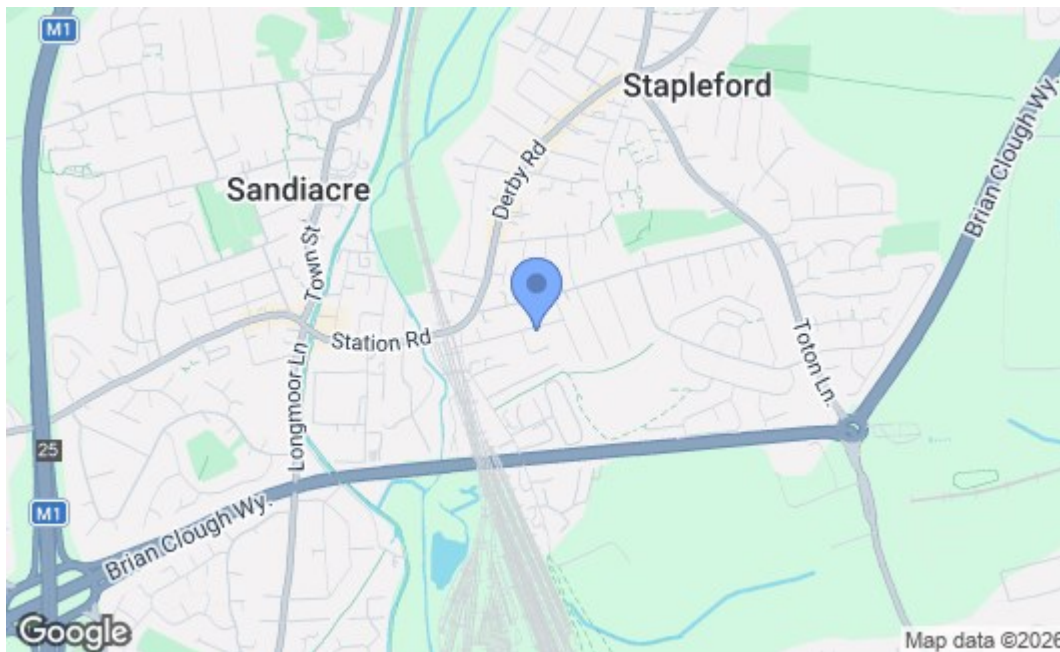
Incorporating a three piece suite comprising wash hand basin, low flush WC and "P" shaped shower bath with shower and screen over. Heated towel rail, double glazed window and access to loft hatch.

## OUTSIDE

To the front, the garden is semi enclosed walled-in to the front boundary and attractive wrought iron railings to one side. There is a driveway providing off-street parking. The driveway continues down the side of the house providing

an outside tap and leading to gated access to the rear garden. The rear garden is fenced and enclosed with decking area and lower garden laid to lawn. There is a purpose built garden cabin, ideal as a summerhouse, den, small home office space, etc. This has UPVC double glazed window and door, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.