Robert Ellis

look no further...

Birley Street
Stapleford, Nottingham NG9 7GE

A VICTORIAN BAY FRONTED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE.

£220,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

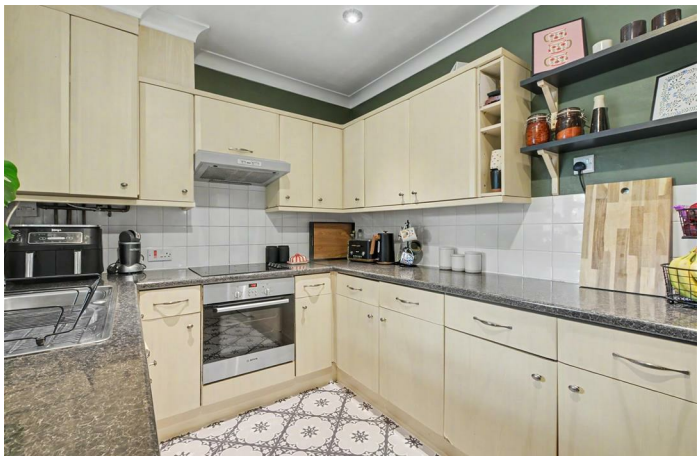
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS VICTORIAN BAY FRONTED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL TREE-LINED LOCATION.

With accommodation over two floors, the ground floor comprises bay fronted living room, inner lobby with stairs dropping down to a dual compartment cellar, dining room, kitchen and utility room. The first floor landing then provides access to two double bedrooms and a spacious bathroom.

The property also benefits from recently replaced windows, gas fired central heating from a combination boiler and a generous enclosed garden space with rear decking and views over the allotments and beyond towards Sandiacre and Cloudside Farm.

The property is situated in this popular and established tree-lined residential street within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer, as well as outdoor space including Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, children's play area and football pitch. There is also easy access to the shops and services in Stapleford town centre, along side a variety of transport links including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



BAY FRONTED LIVING ROOM
14'3" x 12'1" (4.36 x 3.69)
Composite and double glazed front entrance door, uPVC double glazed bay window to the front (with fitted blinds), wooden flooring, radiator, picture rail, coving, decorative ceiling rose, meter cupboard, feature Adam-style fire surround incorporating a tiled insert and hearth.

LOBBY
Wooden flooring, door and stairs leading down to a dual compartment cellar, opening through to the dining room.

CELLAR
Two useful compartments for storage with shelving, power, lighting and plug-in water pump system.

DINING ROOM
13'0" x 11'9" (3.97 x 3.60)
Windows to the side and rear, decorative fireplace, wooden flooring, radiator, coving, decorative ceiling rose, folding doors to the kitchen, archway to the lobby, access to the side lobby where the stairs rise to the first floor.

SIDE LOBBY
Door leading from the dining room, window to the side, radiator, dado rail, staircase rising to the first floor.

KITCHEN
10'1" x 8'0" (3.09 x 2.44)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating one and a half bowl sink unit and draining board with central mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, plumbing and space for dishwasher, space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), tiled floor, spotlights, side window and stable door opening through to the utility room.

UTILITY ROOM
10'10" x 4'1" (3.32 x 1.27)
Plumbing for washing machine, space for tumble dryer, granite effect roll top work surfaces, tiled floor, double glazed windows to the side and rear, door to outside.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, wall light points, coving, radiator.

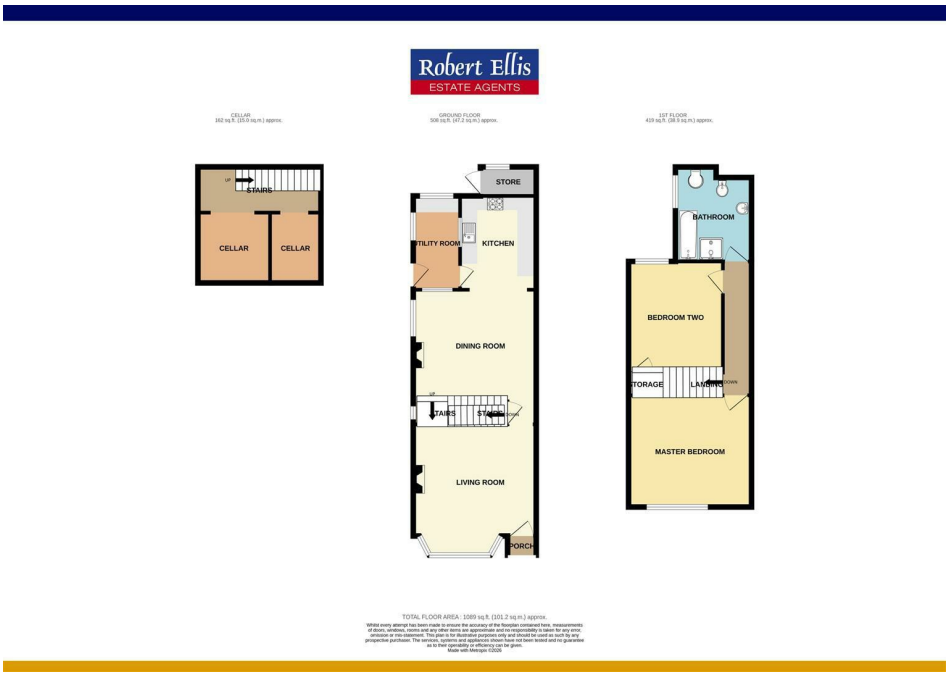
BEDROOM ONE
13'0" x 12'2" (3.97 x 3.71)
uPVC double glazed window to the front (with fitted blind), fitted wardrobes with matching overhead storage cupboards, coving, picture rail, decorative ceiling rose, Victorian-style radiator, media points.

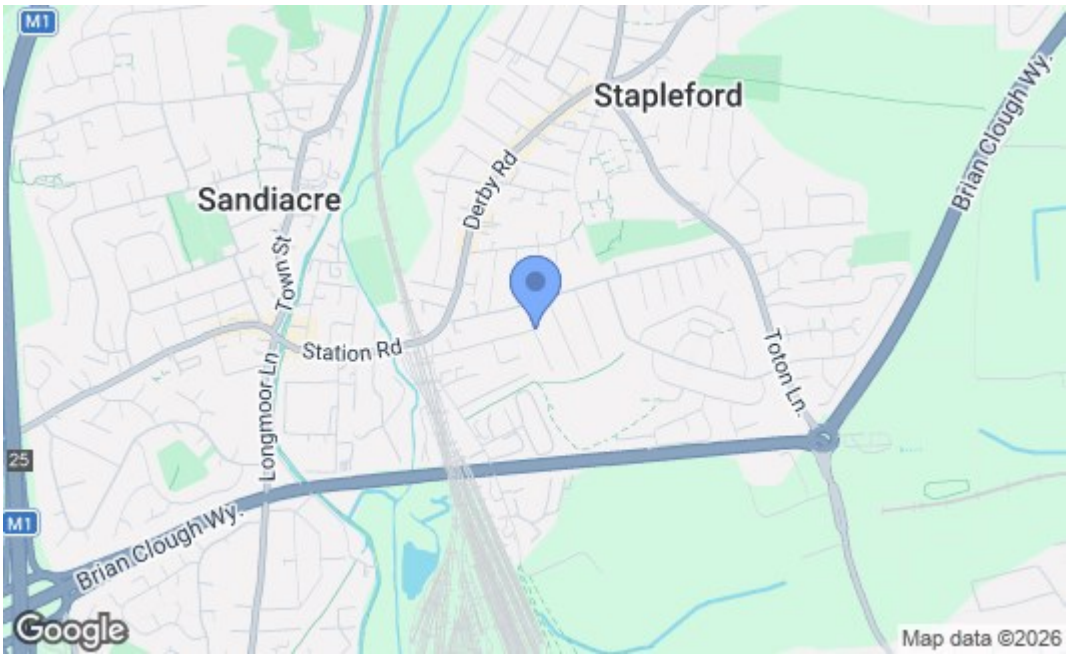
BEDROOM TWO
11'11" x 10'0" (3.64 x 3.05)
uPVC double glazed window to the rear (with fitted blind), radiator, coving, picture rail, decorative ceiling rose, useful overstairs storage cupboard with hanging space, access to the boarded and insulated loft space with skylight and power point.

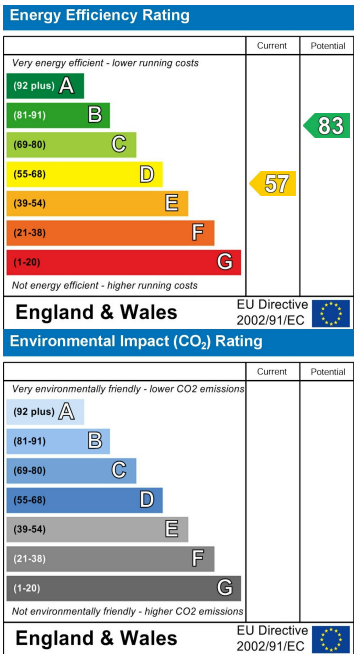
BATHROOM
12'4" x 8'3" (3.76 x 2.53)
Modern white three piece suite comprising "P" shaped bath with electric shower over and glass shower screen, push flush WC, wash hand basin with double storage cabinet and mixer tap. Useful bathroom storage cupboard, radiator, majority tiled walls, uPVC double glazed window to the side (with fitted blind), extractor fan.

OUTSIDE
To the front of the property, there is an enclosed garden with paved pathway to the front entrance door, dwarf brick boundary wall and gated pedestrian access leads down the side of the house into the rear garden. The rear garden is enclosed by timber fencing, predominantly with concrete posts incorporating an initial paved patio entertaining space, useful brick garden store with lighting point. The garden then opens out to offer a potential lawn section with access onto a rear deck which is situated to the foot of the plot, enjoying far reaching views over the neighbouring allotments and towards Sandiacre. There is an external lighting point and water tap.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Take a right hand turn onto Brookhill Street and descent the hill, taking an eventual left hand turn onto Birley Street. The property can be found towards the end of the road on the right hand side, identified by our For Sale board.







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk

0115 949 0044