



Blake Road  
Stapleford, Nottingham NG9 7HR

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**Offers Over £260,000 Freehold**



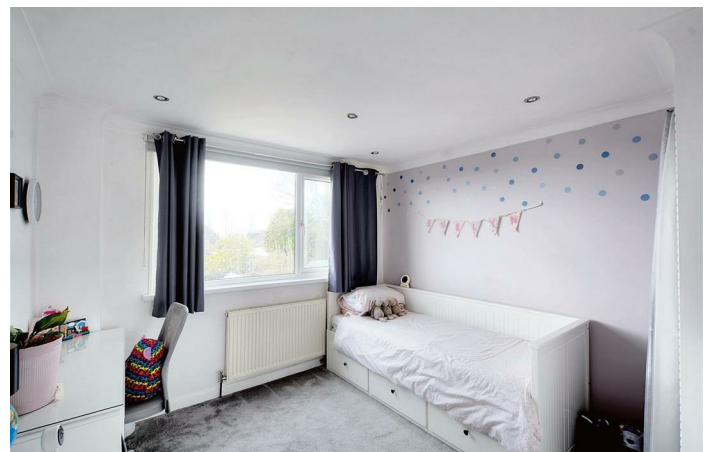
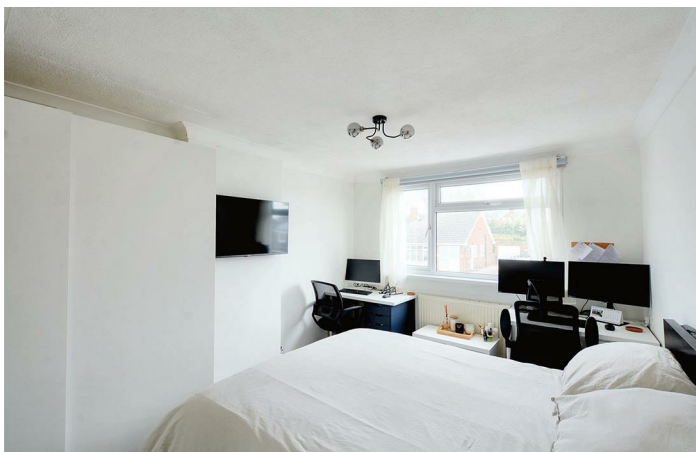
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch, living room and open plan full width dining kitchen which has recently been fitted with integrated appliances. The first floor landing then provides access to three bedrooms and a modern, recently refitted three piece bathroom.

The property also benefits from gas fired central heating from a combination boiler located in the roof space, double glazing, off-street parking and detached garage/play room.

The property is located favourably within easy reach of excellent nearby schooling for all ages such as George Spencer, Fairfield and William Lilley. There is also easy access to nearby outdoor space such as Queen Elizabeth Park and Judson play area accessed via a pedestrian foot path at the end of Sisley Avenue. There is also easy access to the shops and services in Stapleford town centre and nearby transport links such as 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 would make an ideal first time buy or young family home and would highly recommend an internal viewing.



## Porch

Composite door to the front, tiled flooring, door to:

## Lounge

12'9 x 16'8 max (3.89m x 5.08m max)

Double glazed window to the front, radiator, stairs to the first floor, solid oak flooring, coving to the ceiling, chimney breast which is closed off and archway into:

## Kitchen

16'7 x 9'11 approx (5.05m x 3.02m approx)

Double glazed window and patio doors to the rear, wall and base units with work surface over, tiled flooring, integrated electric oven, four ring electric hob, integrated microwave and dishwasher, part tiled walls, breakfast bar and space for a fridge freezer.

## First Floor Landing

Double glazed window to the side, access hatch to the loft housing the combination boiler and doors to:

## Bedroom 1

12'9 x 9'11 approx (3.89m x 3.02m approx)

Double glazed window to the front, radiator, coving to the ceiling.

## Bedroom 2

10'10 x 10' approx (3.30m x 3.05m approx)

Double glazed window to the rear, radiator and built-in storage.

## Bedroom 3

9'8 to 6'10 x 6'4 max (2.95m to 2.08m x 1.93m max)

Double glazed window to the front, radiator and built-in storage cupboard.

## Bathroom

Double glazed window to the rear, chrome heated towel rail, vanity wash hand basin, low flush w.c., panelled bath with shower over having a rainwater shower head, part tiled walls.

## Outside

Off road parking to the front, garden area. The rear garden has a patio area, artificial lawn and access to the converted garage which is currently used as a pool room with power

and lighting, this could be converted back into a garage, or used as a play room, games room or bar area. There is gated side access and fencing to the boundaries.

## Garage/Pool Room

22'7 x 11'1 approx (6.88m x 3.38m approx)

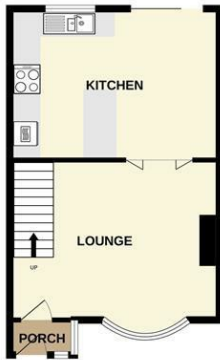
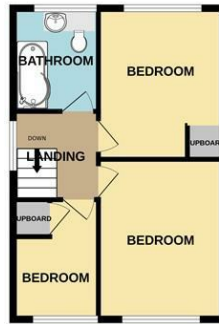
The garage has been converted into a pool room, has painted walls, power and lighting. Could alternatively be used as a games room, bar or even converted back to a garage.



GROUND FLOOR

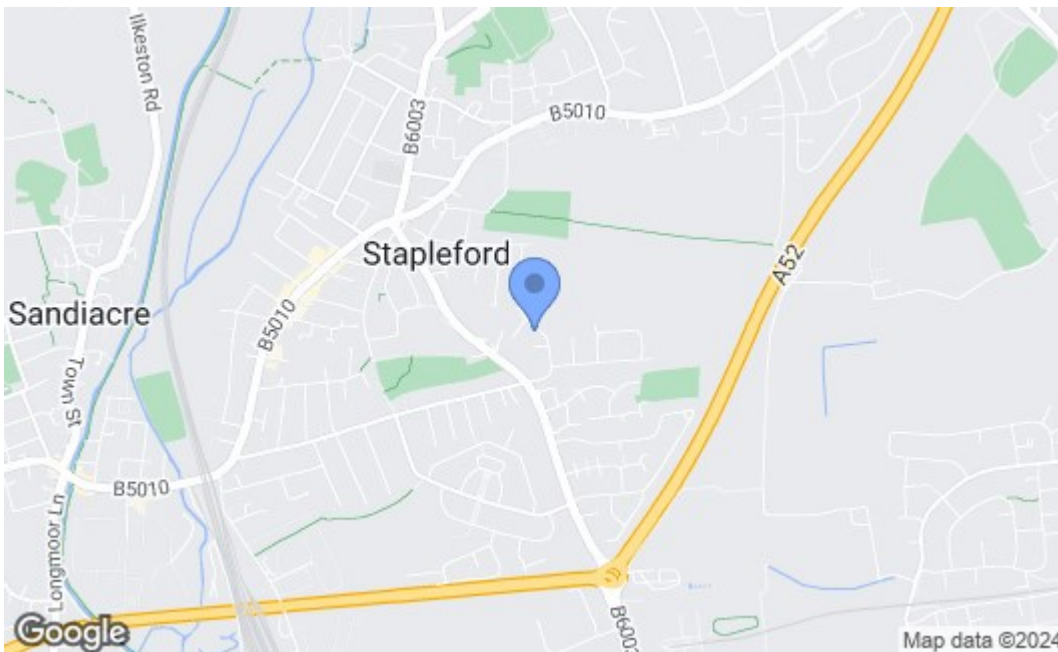


1ST FLOOR



52 BLAKE ROAD, STAPLEFORD, NOTTINGHAM NG9

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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