



Stancliffe Avenue
Bulwell, Nottingham NG6 9HP

£150,000 Freehold

A TWO BEDROOM SEMI-DETACHED
PROPERTY SITUATED IN BULWELL,
NOTTINGHAM.



**** CALLING ALL FIRST TIME BUYERS & INVESTORS ** NO UPWARD CHAIN ****

Robert Ellis Estate Agents are delighted to offer to the market this TWO BEDROOM SEMI-DETACHED PROPERTY situated in Bulwell, Nottingham. The property benefits from being situated close to local schools, shops and transport links and is within easy access to the M1.

Upon entry, you are welcomed into the entrance hallway which leads to the lounge, the lounge leads through to kitchen diner, which leads through to the conservatory. Stairs lead to landing, first double bedroom, second bedroom and family bathroom with a 3 piece suite.

To the front of the property there is gated block paved driveway providing off the road parking alongside a low maintenance garden. To the rear there is an enclosed rear garden with a large patio area and laid to lawn areas with flowerbeds and shrubbery.

This is the ideal home for a first time buyer or investor - Contact the office now to arrange your viewing before it is too late!



Entrance Hallway

4'3" x 4'7" approx (1.3 x 1.4 approx)

Composite entrance door to the front elevation leading into the Entrance Hallway. Laminate flooring. Ceiling light point. Dado rail. Carpeted staircase to First Floor Landing. Internal door leading into Lounge

Lounge

13'9" x 13'1" approx (4.2 x 4 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Ceiling light point. Coving to the ceiling. Feature fireplace with wooden mantel and marble hearth. Internal door leading into Kitchen Diner

Kitchen Diner

18'0" x 10'2" approx (5.5 x 3.1 approx)

UPVC double glazed door leading into the Conservatory. UPVC double glazed windows to the rear elevation. Tiled flooring. Tiled splashbacks. Ceiling light point. Coving to the ceiling. Range of wall base and drawers units incorporating worksurfaces above. Sink and drainer unit with dual heat tap above. Space and point for freestanding cooker. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Ample space for dining table

Conservatory

6'6" x 8'2" approx (2 x 2.5 approx)

UPVC double glazed door leading into the enclosed rear garden. UPVC double glazed windows to the side and rear elevations. Tiled flooring.

First Floor Landing

11'9" x 6'10" approx (3.6 x 2.1 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal door leading into Bedroom 1, 2 and Family Bathroom

Bedroom 1

13'5" x 14'5" approx (4.1 x 4.4 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Internal door leading into Built-in cupboard (1 x 1.4m approx)

Bedroom 2

10'9" x 10'5" approx (3.3 x 3.2 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

6'10" x 6'10" approx (2.1 x 2.1 approx)

UPVC double glazed window to the side elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Coving to the ceiling. 3 piece suite comprising of a panel bath with hot and cold taps, pedestal sink with hot and cold taps and a low level flush WC

Front of Property

To the front of the property there is gated block paved driveway providing off the road parking. Gated pathway to the front entrance a low maintenance stone garden with flowerbeds and shrubbery with brick wall and fencing surrounding.

Rear of Property

To the rear of the property there is an enclosed rear garden with a large patio area with ample space for outdoor seating and entertaining. Laid to lawn areas with flowerbeds and shrubbery and fencing surrounding.

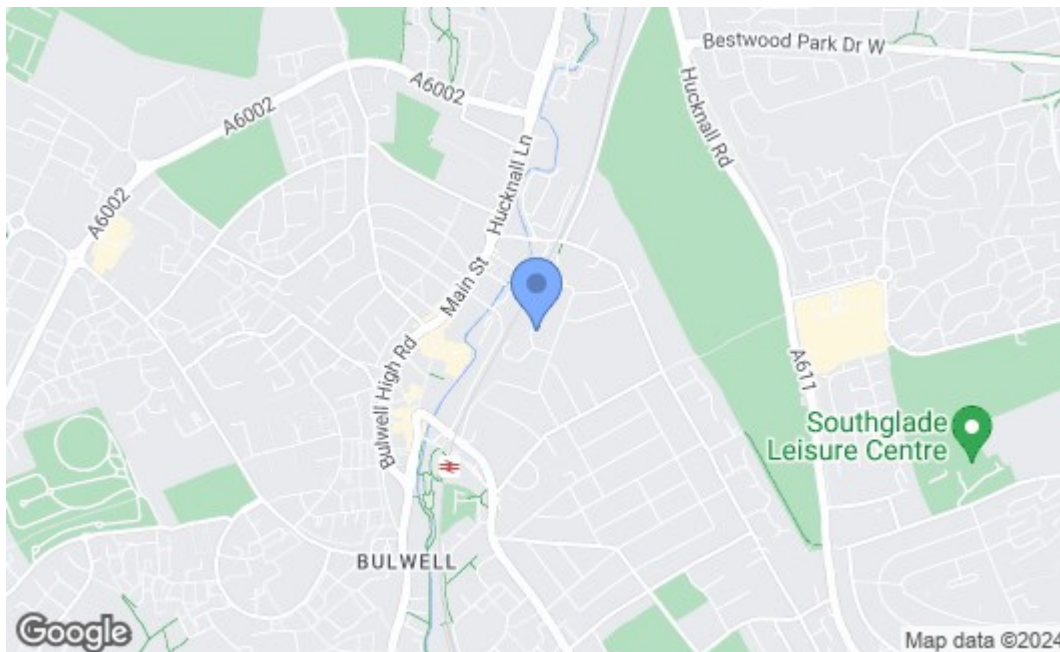
Council Tax

Local Authority Nottingham

Council Tax band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.