



**Manor Avenue**  
**Stapleford, Nottingham NG9 8GE**

**£169,995 Freehold**

A WELL PRESENTED BAY FRONTED TWO  
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO BEDROOM BAY FRONTED SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises open plan bay fronted living room and full width dining kitchen. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from a modern gas fired combination boiler (for central heating and hot water), modern fitted dining kitchen and enclosed garden space to the rear.

Further benefits also include uPVC double glazing, recently replaced composite front entrance door, whilst being situated within walking distance of Stapleford town centre and outdoor space. There is also easy access to great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to nearby schooling, as well as open space such as Hickings Lane recreation ground and walks along the Erewash Canal.

We believe the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



## LOUNGE

14'8" max x 14'2" max (4.48 max x 4.34 max)

Georgian-style double glazed bay window to the front (with fitted Roman blinds), staircase rising to the first floor, useful fitted understairs media cabinet system and shelving above, feature Adam-style fire surround incorporating pebble effect electric fire, media points, radiator, composite and double glazed front entrance door, archway opening through to the kitchen.

## DINING KITCHEN

14'3" x 10'3" (4.36 x 3.14)

Comprising a matching range of fitted 'Howdens' wall, base and storage cupboards and drawers, square edge work surfacing incorporating four ring induction hob with extractor canopy over and oven beneath. Space for full height fridge/freezer, integrated dishwasher, plumbing for washing machine inset one and a half bowl sink unit with central mixer tap and tiled splashbacks, meter box, vertical radiator, boiler cupboard housing the 'Ideal' gas fired combination boiler (for central heating and hot water), tiled floor, double glazed window to the rear (with fitted roller blind) overlooking the rear garden, uPVC panel and double glazed exit door to outside, ample space for dining table and chairs, archway leading back to the living room.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, double glazed window to the side (with fitted roller blind), loft access point.

## BEDROOM ONE

11'11" x 11'0" (3.64 x 3.36)

Georgian-style double glazed window to the front (with fitted roller blind), radiator, useful fitted double wardrobe.

## BEDROOM TWO

12'2" x 6'11" (3.72 x 2.13)

Georgian-style double glazed window to the rear overlooking the rear garden, radiator, additional loft hatch with pulldown ladder providing access to a floored, lit and insulated loft space.

## BATHROOM

8'7" x 6'3" (2.63 x 1.92)

Three piece suite comprising panel bath with 'Mira' electric shower over, wash hand basin, low flush WC. Majority tiled walls, tiled floor, Georgian-style double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator, laundry cupboard incorporating vented space for tumble dryer with shelving above.

## OUTSIDE

To the front of the property there is a pedestrian pathway providing access to the front entrance door. The front garden is enclosed by a dwarf boundary wall and has a range of bushes and shrubbery. Side access leading to the rear garden.

## TO THE REAR

The rear garden is of a good overall proportion being enclosed by timber fencing with concrete posts and gravel boards and is split into various sections incorporating a paved patio area (ideal for entertaining) which then leads onto a central lawn section with well established planted borders housing a variety of specimen shrubs, trees and plants. To the foot of the plot there is a raised ground bed and decking area (ideal for entertaining). Within the garden there is a timber storage shed and a useful brick outbuilding with power and lighting. There is an external water supply and security light.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Passing St Helen's Church, take a left hand turn onto Manor Avenue and after. The property can then be found on the right hand side, identified by our For Sale board.

## COUNCIL TAX

Broxtowe Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - 5G

Phone Signal – Good

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk

Flood Defenses – No

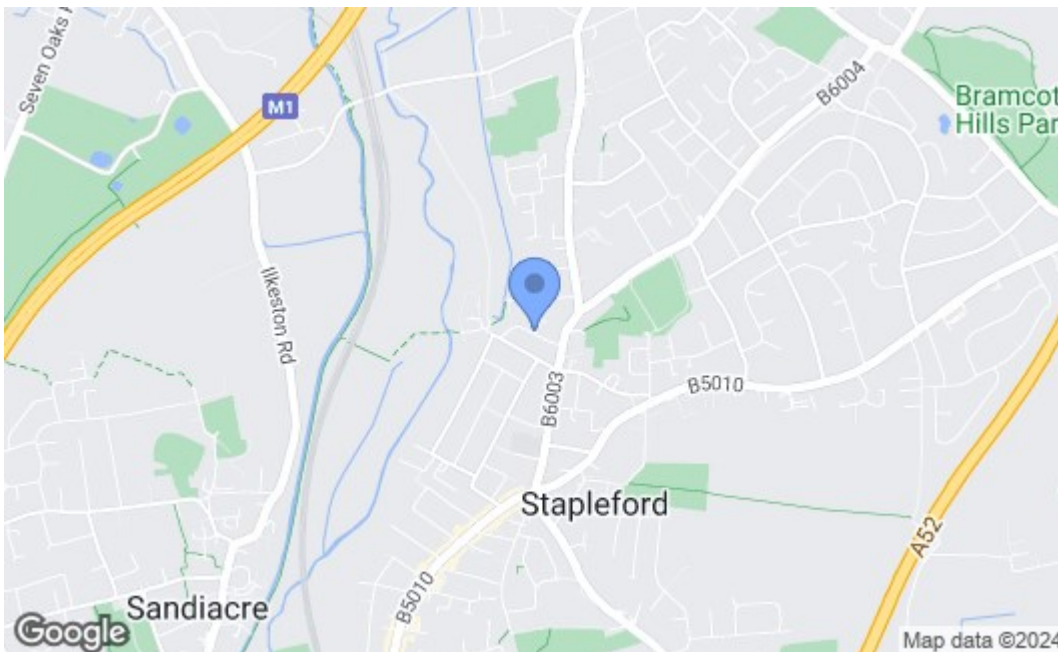
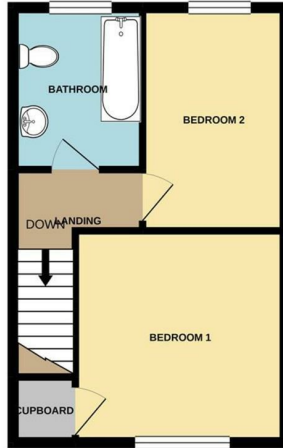
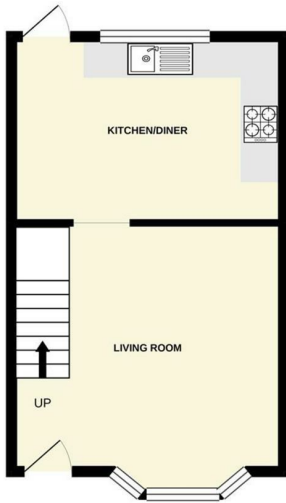
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.