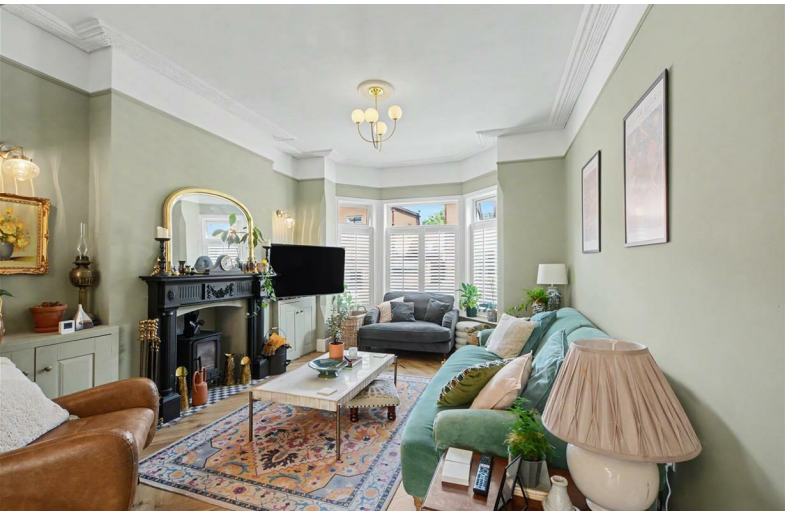
Robert Ellis

look no further...



Birley Street
Stapleford, Nottingham NG9 7GE

A PERIOD BAY FRONTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Asking Price £315,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS FINE EXAMPLE OF AN EXTENDED AND EXTREMELY WELL PRESENTED PERIOD BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, sitting room/snug and fantastic open plan family/dining/kitchen with inner lobby, WC and access to the cellar. The first floor landing then provides access to three bedrooms and a bathroom.

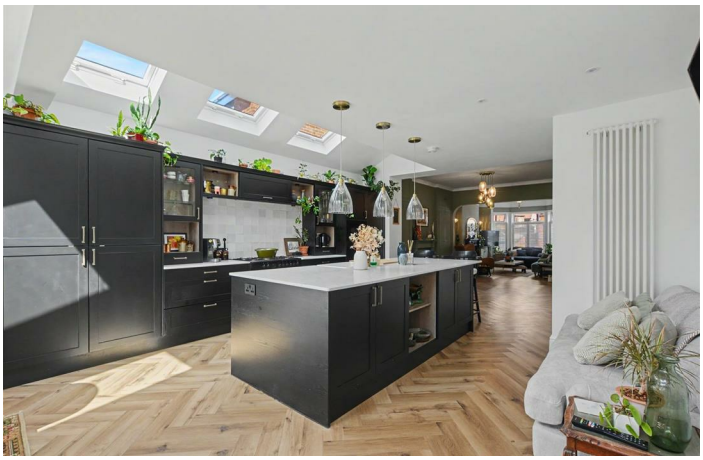
The property also benefits from a feature log burning stove, gas fired central heating from a combination boiler, double glazing and prvate enclosed L-shaped garden space to the rear.

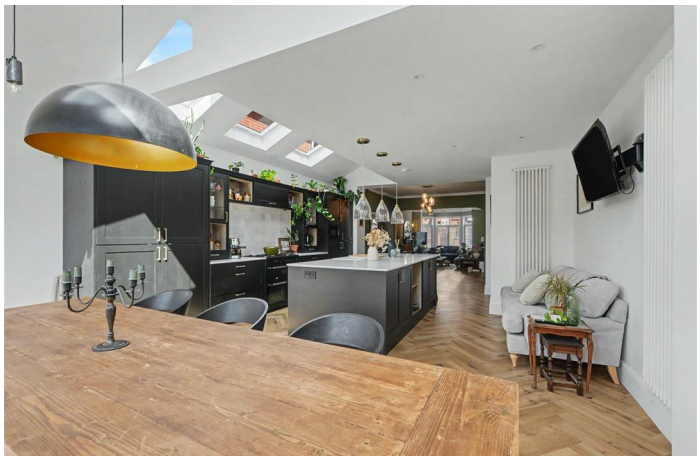
The property is located in this highly desirable and sought after residential catchment location, positioned with easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

There is also easy access to good road networks and transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to an array of outdoor space including Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area.

The property is in a turn key, ready to move into condition and will make an ideal long term family home with further potential to extend into the roof space (subject to permissions and approvals). We highly recommend an internal viewing.





ENTRANCE HALL
9'7" x 3'10" (2.94 x 1.18)
Panel and stained glass front entrance door set within a decorative glazed archway, Victorian-style column radiator, original Minton tiled floor, staircase rising to the first floor with central tread carpet and door to sitting room.

LIVING ROOM
14'6" x 11'6" (4.42 x 3.53)
Double glazed bay window to the front (with fitted shutters), decorative coving and picture rail, wall light points, matching twin fitted storage cupboards (one of which houses the consumer unit), media points, central chimney breast incorporating an Adam-style fire surround with tiled hearth and inset multi-fuel burning stove, archway opening through to the sitting room/snug.

SITTING ROOM/SNUG
12'10" x 12'0" (3.92 x 3.66)
Twin floor to ceiling fitted storage units and overhead storage cupboards (one of which houses the gas fired combination boiler for central heating and hot water), central Adam-style fire surround with decorative restore fireplace and decorative inserts, opening through to the kitchen, Victorian-style column radiator and latched door to inner lobby.

OPEN PLAN FAMILY/DINING/KITCHEN
24'5" x 15'10" (7.46 x 4.85)
The kitchen area comprises a high quality range of matching fitted soft-closing base and wall storage cupboards and drawers, with solid quartz work surfacing and matching central island unit with a range of fitted kitchen appliances including fridge, freezer, dishwasher, microwave and Range cooker with extractor fan over. Glass fronted crockery cupboards, exposed display shelving, inset Belfast sink unit with central mixer tap, matching flooring to the living and sitting area, ample space for dining table and chairs, two Victorian-style column radiators, LED spotlights and a range of Velux roof windows to both the side and rear. Sliding feature, black painted panel and double glazed doors open out to the rear garden patio.

INNER LOBBY
2'11" x 2'8" (0.91 x 0.83)
Door and staircase dropping down to the cellar and further door to the ground floor WC.

WC
5'8" x 2'10" (1.74 x 0.88)
Two piece suite comprising a push flush WC and wash hand basin with mixer tap and tiled splashback.

CELLAR
16'5" x 7'3" (5.02 x 2.22)
With the benefit of power, lighting and plumbing for the washing machine and further space for a tumble dryer. Gas meter.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Dado rail, decorative wood spindle balustrade and Victorian-style column radiator. From the landing, there are two separate loft access points, one of which is partially boarded, lit and is accessed via freestanding loft ladders. The other is also semi-boarded with an attached pull-down loft ladder, making ideal storage spaces.

BEDROOM ONE
16'1" x 11'8" (4.91 x 3.57)
Two double glazed windows to the front (with fitted blinds), decorative coving, picture rail, exposed and varnished floorboards, Victorian-style column radiator and a range of fitted bedroom furniture including floor to ceiling wardrobes, matching bedside drawer units, detached vanity table and drawers.

BEDROOM TWO
13'4" x 10'2" (4.08 x 3.10)
Double glazed window to the rear (with fitted blind), coving, Victorian-style column radiator, exposed and varnished floorboards and a central chimney breast incorporating decorative original fireplace with tiled hearth.

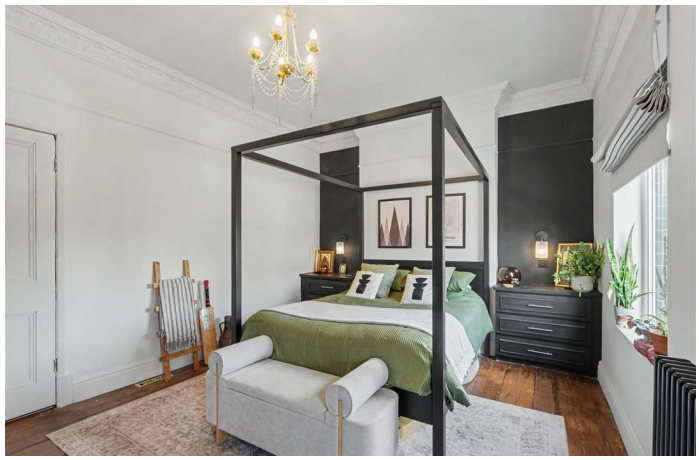
BEDROOM THREE
10'11" reducing to 7'11" x 9'6" (3.35 reducing to 2.43 x 2.90)
Double glazed window to the rear (with fitted blind) making the most of the views beyond and over the garden, radiator and coving.

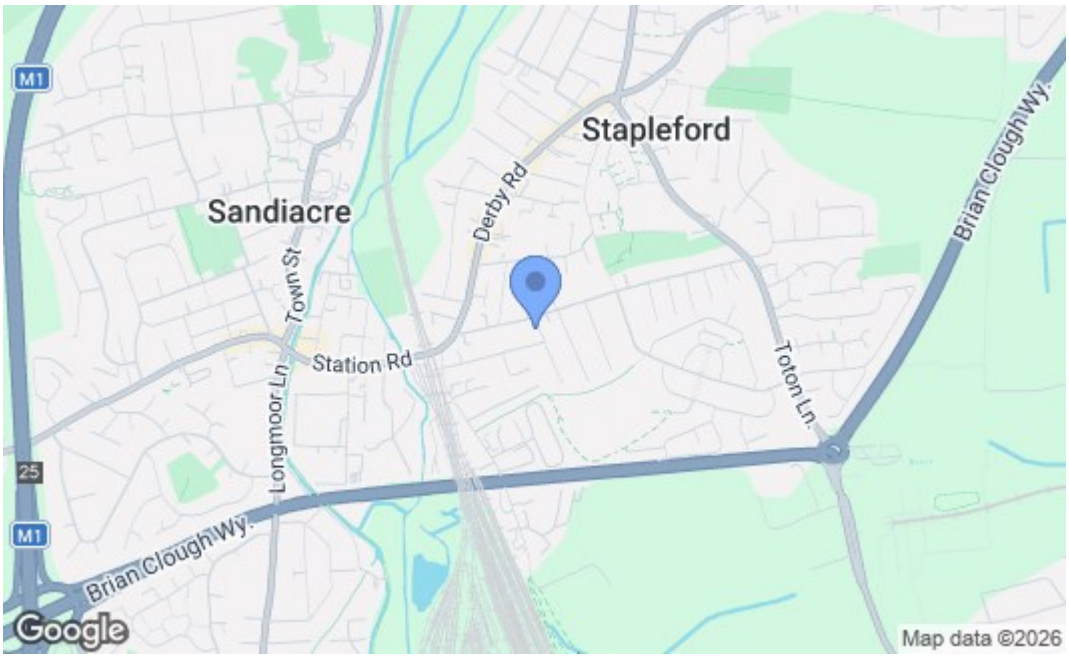
BATHROOM
8'11" x 6'7" (2.73 x 2.03)
A four piece suite comprising a luxury twin end freestanding bathtub with freestanding mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with dual glass screen and mains shower with inset shelving, wash hand basin with mixer tap and storage cabinet beneath, and low flush WC. Double glazed window to the side, wall light points, spotlights, extractor fan and partial tiling to the walls.

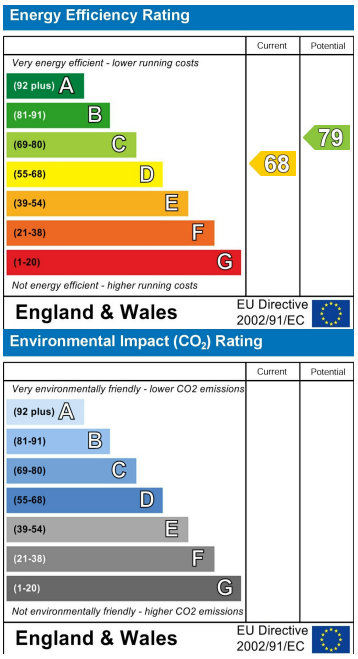
OUTSIDE
To the front of the property, there is a partially enclosed garden with dwarf brick boundary wall, paved and stepped access to the front entrance door, set within a decorative archway and open porch. Pedestrian access leads down the right hand side of the property into the rear garden.

TO THE REAR
The rear garden is enclosed by brick wall and timber fencing to the boundary line, offering a good size porcelain slab paved patio area (ideal for entertaining) with stepped access leading onto a lawn with planted beds and borders housing a wide variety of bushes, shrubs and plants. Raised and rendered flowerbeds, useful brick garden store positioned in the back left corner of the plot, additional patio seating area to the back right corner with decorative plum slate chippings. Down the side of the property, there are raised timber flowerbeds, with stepping stone pathway providing access to a pedestrian gate leading back to the front with decorative plum slate chippings and a useful log store. External water tap, multiple lighting points and two outdoor power sockets.

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. Descend the hill and take an eventual left hand turn onto Birley Street. The property can be found 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.

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