Robert Ellis

look no further...







Midland Avenue
Stapleford, Nottingham NG9 7BT

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI-DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £240,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI-DETACHED HOUSE POSITIONED IN THIS FAVOURED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining room, conservatory and kitchen. The first floor landing then provides access to three bedrooms, shower room and separate WC.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and an enclosed rear garden.

The property is located in this highly regarded residential catchment location within easy reach of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

There is also easy access to good nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and Nottingham express tram terminus situated at Bardills roundabout. Also nearby is ample outdoor green space including Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitches and play area.

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





ENTRANCE HALL
12'11" x 5'7" (3.96 x 1.72)
Composite and double glazed front entrance door, telephone point, radiator, staircase rising to the first floor with decorative wood spindle balustrade. Doors to living room and kitchen.

LIVING ROOM
13'3" x 11'11" (4.06 x 3.64)
Double glazed bay window to the front, radiator, media points and central chimney breast incorporating a decorative Adam-style fire surround sat on a tiled hearth with inset coal effect fire.

KITCHEN
11'0" x 5'5" (3.36 x 1.67)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with butcher's block style square edge work surfacing incorporating circular sink unit with matching draining board and central pull-out spray hose mixer tap. Fitted four ring hob with curved extractor fan over, glass splashback and oven beneath. Plumbing and space for under-counter kitchen appliances, double glazed window to the side, tiled floor, useful understairs storage pantry housing the electricity meter and uPVC panel and double glazed exit door. Further door to dining room.

DINING ROOM
11'10" x 11'10" (3.62 x 3.61)
Sliding double glazed patio doors opening out to the conservatory, radiator, laminate flooring and central chimney breast with decorative inset wood display.

CONSERVATORY
10'11" x 10'4" (3.33 x 3.16)
Brick and double glazed construction with pitched and sloping ceiling with tiled floor, media points, double glazed windows to both sides and rear, and uPVC double glazed French doors opening out into the rear garden.

FIRST FLOOR LANDING
Doors to all bedrooms, shower room and WC. Double glazed window to the side and decorative wood spindle balustrade to match the entrance hall.

BEDROOM ONE
13'2" x 11'2" (4.02 x 3.42)
Double glazed bay window to the front, radiator and TV point.

BEDROOM TWO
11'10" x 10'7" (3.63 x 3.25)
Double glazed window to the rear and radiator.

BEDROOM THREE
6'9" x 6'5" (2.06 x 1.96)
Double glazed window to the front, radiator, laminate flooring and telephone point.

SHOWER ROOM
6'10" x 5'8" (2.09 x 1.75)
Modern two piece suite comprising walk-in shower cubicle with glass screen, 'Mira' electric shower and separate wash hand basin with waterfall style mixer tap. Partial tiling to the walls and floor, double glazed window to the rear and chrome ladder towel radiator.

SEPARATE WC
4'8" x 3'1" (1.43 x 0.96)
Housing a low flush WC with panelling to dado height and tiling above, double glazed window to the side and tiled floor.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a black stone front driveway providing off-street parking to the front and to the side, with decorative wrought iron railings and double opening gates which lead into the rear garden. The decorative chippings continue beyond the gates and open out into the rear garden. The rear garden is enclosed by timber fencing with concrete posts to the boundary lines offering a continuation of the decorative chippings making a lower patio area. Timber steps then lead to the main garden lawn (ideal for families and pets). To both the front and rear gardens, there are external lighting points and to the side, there is a cold 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. Take an eventual left hand turn onto Birley Street. Take a right hand turn onto Midland Avenue and the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.













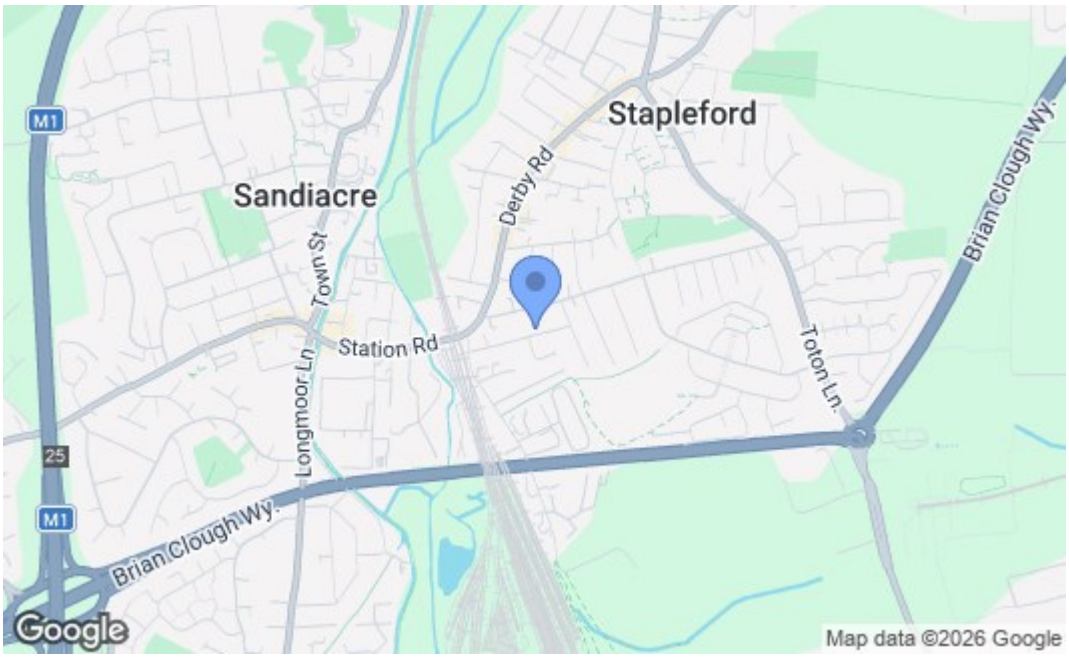

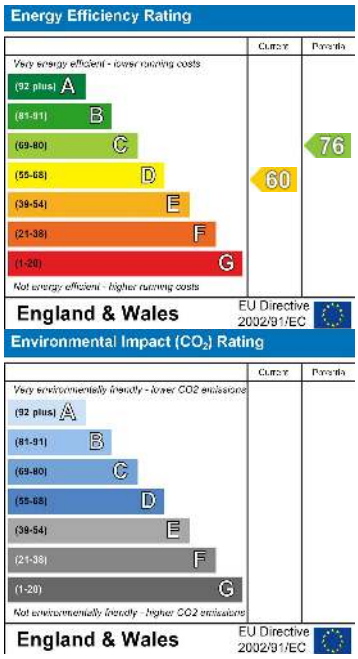

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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