Robert Ellis

look no further...



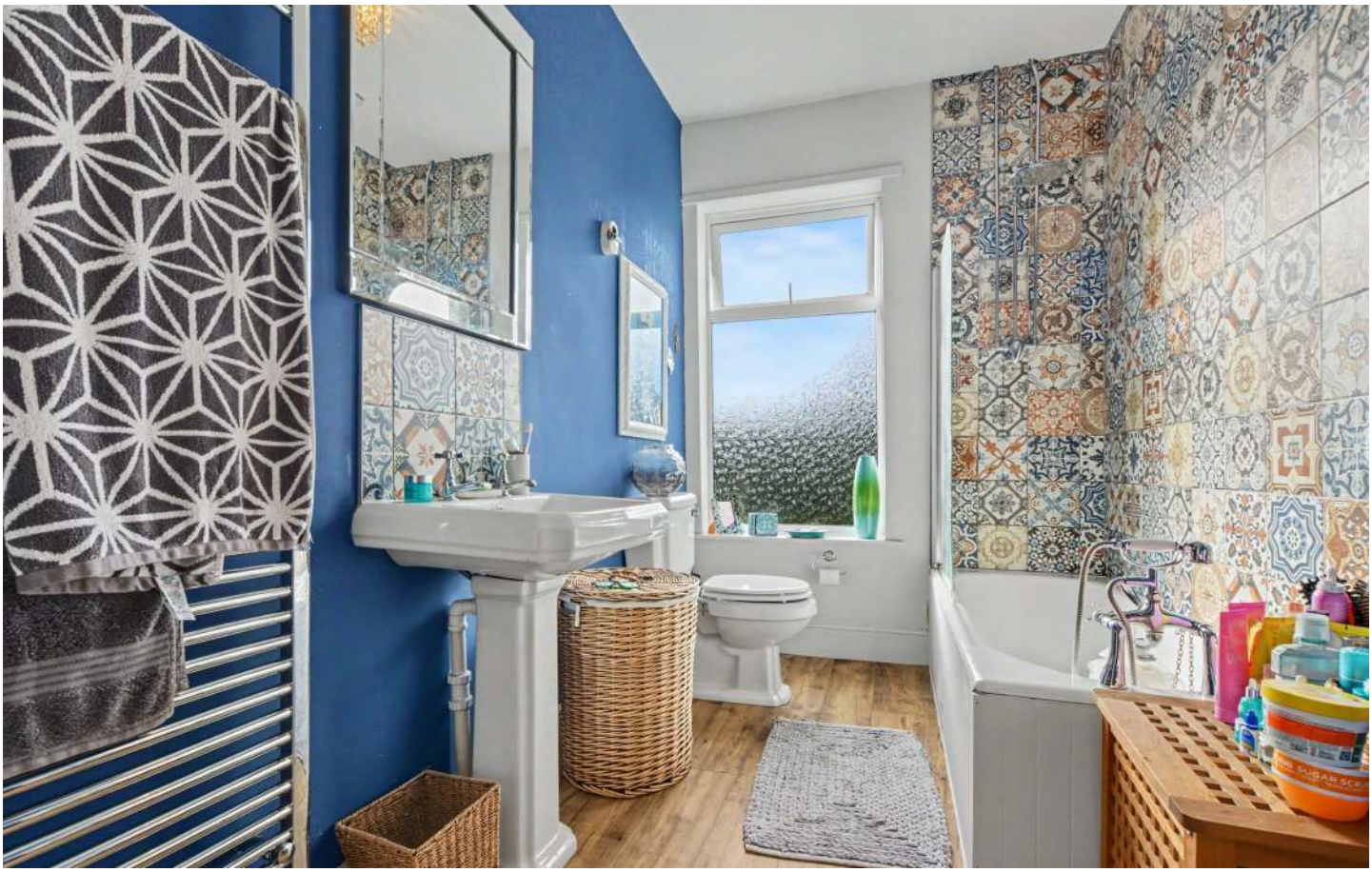




Brookhill Street
Stapleford, Nottingham NG9 7BS

A TWO BEDROOM PLUS LOFT SPACE MID-TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £175,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED AND MUCH LOVED TWO BEDROOM (PLUS ATTIC SPACE) MID-TERRACED HOUSE SITUATED IN THIS FAVOURED RESIDENTIAL CATCHMENT LOCATION.

Having not been on the market for over 20 years, the property boasts accommodation over two floors. The ground floor comprises front living room, inner lobby with access to the cellar, central kitchen, rear lobby, utility closet (housing the boiler and washing machine) and very useful ground floor WC. The first floor landing then provides access to both bedrooms, with the second bedroom providing a wooden step ladder access into the attic space which consists of light, power, rear Velux, boarding and carpeted, currently being used as a study/office space, along side a generous bathroom with electric underfloor heating.

The property benefits from gas fired central heating from a combination boiler, double glazing and an attractive cottage-style rear garden.

The property is located in this popular and established residential catchment location within easy reach of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer, as well as a vast array of transport links including the i4 bus service to Nottingham and Derby, the A52 also linking Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

There is also easy access to the nearby town centre amenities, along side good outdoor green and countryside space, including Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area.

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





LOUNGE
12'4" x 12'0" (3.77 x 3.67)
Composite and double glazed front entrance door, double glazed windows to the front (with fitted blinds), exposed and varnished floorboards, central chimney breast incorporating inset multi-fuel burning stove sat on a tiled hearth, media points, coving, decorative ceiling rose, radiator and door to inner lobby.

LOBBY
2'11" x 2'9" (0.91 x 0.85)
Door and stepped access leading to the cellar, with lighting and meters. Original tiled floor and access to the dining kitchen.

DINING KITCHEN
12'4" x 12'1" (3.77 x 3.69)
Comprising of a matching range of fitted base and wall storage cupboards and drawers, with butcher's block style work surfaces incorporating four ring gas hob and oven beneath, inset Belfast sink unit with swan-neck mixer tap and tiled splashbacks, glass fronted crockery cupboards, radiator, original tiled floor, ample space for dining table and chairs, double glazed window to the rear, decorative exposed brickwork and door with staircase rising to the first floor. Original double fitted storage cupboard to the side of the chimney breast.

REAR LOBBY
7'10" x 4'6" (2.39 x 1.38)
Useful storage cupboards and drawers, doors to ground floor WC and utility closet, radiator and uPVC panel and double glazed exit door to outside

UTILITY CLOSET
Housing the plumbing for the washing machine and wall mounted gas fired combination boiler (for central heating and hot water).

GROUND FLOOR WC
5'2" x 2'9" (1.59 x 0.84)
Two piece suite comprising push flush WC and corner wash hand basin with decorative tiled splashback, double glazed window to the side, tiled floor.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom, radiator.

BEDROOM ONE
12'4" x 11'11" (3.76 x 3.64)
Two double glazed windows to the front, exposed and varnished floorboards, radiator, decorative original fireplace sat on a tiled hearth with display plinth over.

BEDROOM TWO
12'7" x 9'6" (3.84 x 2.90)
Double glazed window to the rear overlooking the rear garden, radiator, central chimney breast incorporating decorative original fireplace, door and wooden step ladder access leading to the attic space.

BATHROOM
11'2" x 6'3" (3.41 x 1.93)
Three piece suite comprising bath with decorative tiled splashbacks, mixer tap, handheld shower attachment and glass shower screen, low flush WC and wash hand basin with matching tiled splashbacks. Chrome ladder towel radiator, useful bathroom storage cupboard with shelving, laminate flooring with electric underfloor heating, double glazed window to the rear and extractor fan.

ATTIC SPACE
Velux roof window to the rear, useful eaves storage space, boarded and painted vaulted-style ceiling, power, lighting and decorative exposed brickwork and beams.

OUTSIDE
To the front, there is a small garden with dwarf brick boundary wall with access to the front entrance door. Shared pedestrian access leads down the left hand side of the property with gate into the rear garden. The rear garden is an attractive cottage-style garden split into various sections with an initial plum slate decorated patio seating area (ideal for entertaining) which provides access to the pedestrian gate which leads back to the front and timber garden store. The plum slate continues as a shaped pathway leading to the foot of the plot where there is a shaped garden lawn enclosed by hedgerows to the boundary lines consisting of an array of mature bushes and shrubbery. Within the garden there is an external lighting point and a water tap.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Look for and take an eventual left hand turn onto Brookhill Street. The property can then be found on the right hand side, identified by our For Sale board.



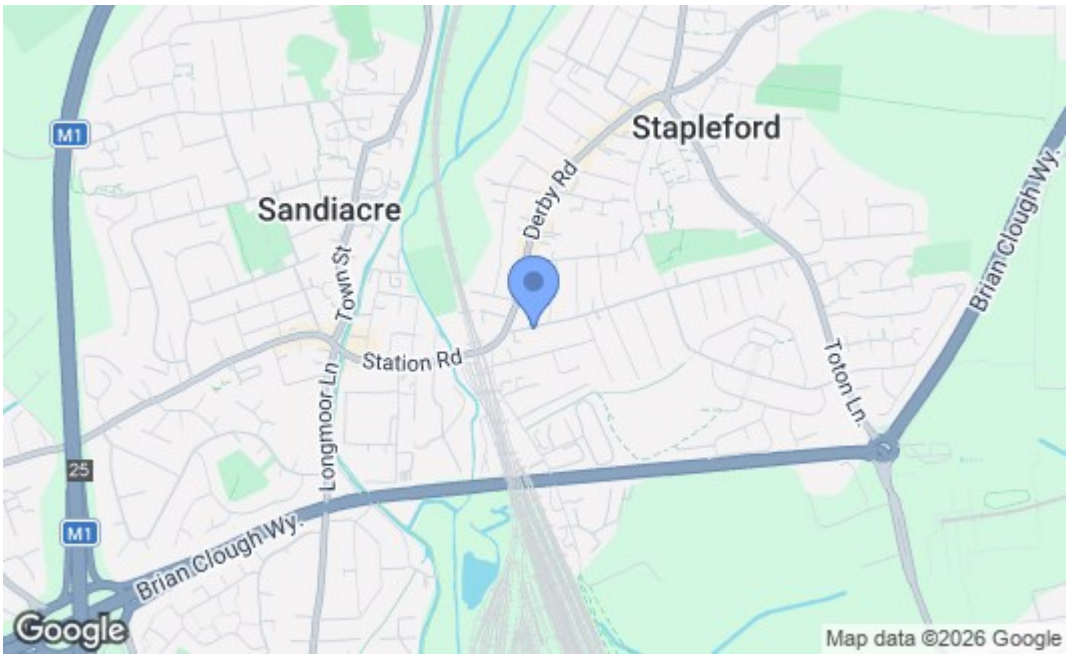


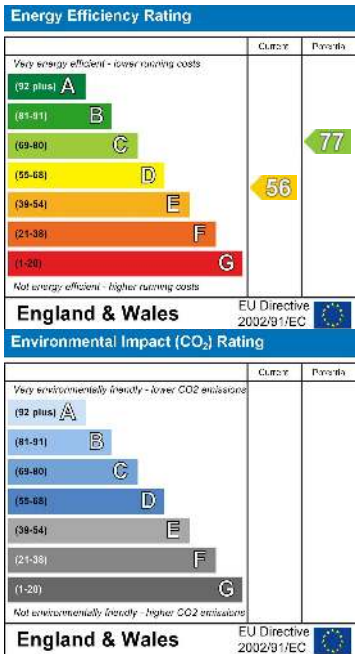












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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