



**Sisley Avenue, Stapleford, Nottingham, NG9 7HT**  
Guide Price £190,000-£200,000 Freehold

  
**MARTIN&CO**

# Sisley Avenue, Stapleford

2 Bedrooms, 1 Bathroom

Guide Price £190,000-£200,000

- Two Bedroom Semi-Detached Bungalow
- Quiet, Residential Location
- Enclosed Rear Garden
- Ample Off Road Parking & Single Garage
- Neutral Interior
- Gas Central Heating
- Freehold

GUIDE PRICE £190,000-£200,000. Situated in this peaceful residential location just a short distance from Stapleford Town Centre stands this two bedroom semi-detached bungalow situated on an ample plot and is being offered with no onward chain. The accommodation comprises of a hallway leading through to a fitted kitchen, lounge/diner, two double bedrooms (master with fitted storage) and a bathroom. Externally, the property offers a private and enclosed rear garden, there is ample off road parking for multiple vehicles and a detached single garage. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Accessed via an external door with wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation and access to the kitchen and lounge/diner.

**KITCHEN** 10' 6" x 7' 2" (3.2m x 2.18m) With a range of fitted, modern high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, wood effect vinyl floor covering, washing machine plumbing, cooker point, wall mounted radiator, uPVC double glazed window and external door to the side and ceiling light.

**LOUNGE/DINER** 15' 11" x 12' 2" (4.85m x 3.71m) With a uPVC double glazed window to the front elevation, wood effect laminate flooring, decorative fireplace and surround, wall mounted radiator, TV aerial and phone points and ceiling light.

**HALL** With ceramic tiled flooring, airing cupboard housing a Worcester Bosch boiler, loft hatch and ceiling light.

**MASTER BEDROOM** 13' 2" x 8' 10" (4.01m x 2.69m) With a range of fitted storage, uPVC double glazed window to the rear aspect, fitted carpet, wall mounted radiator and ceiling light.

**BEDROOM TWO** 10' 5" x 8' 10" (3.18m x 2.69m) With a uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a bath with electric shower over, low flush w.c, pedestal wash hand basin, ceramic floor tiling, opaque uPVC double glazed window to the side and ceiling light.

**EXTERNAL** The property offers both front and rear gardens which are mainly laid to lawn with fenced boundaries. There is also a long driveway to the side of the property providing ample off road parking and leading to a single brick built detached garage with up and over door and lighting.









## Martin & Co Beeston

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