



13 Rockford Court, Stapleford, NOTTINGHAM, NG9 8LD

Offers over £188,000



Three bedroom semi-detached house located in Stapleford, Nottingham  
For sale with no upwards chain, an immaculately presented three bedroom semi detached house located in the popular residential area of Stapleford. Beautifully maintained with larger than average space.



## Property Description

For sale with no upwards chain, this impeccably presented family home is a three double bedroom semi detached house of which the current owners have taken great pride and care in maintaining and presenting. It benefits from modern kitchen and modern bathroom, utility area, good sized rooms throughout, double glazing and 13 month old boiler with guarantee remaining. It offers plenty of space for any first time buyers or anyone wishing to downsize. The handy utility space offers further storage area and keeps it easy for washing to be done and out the way. This beautiful house is ready for any buyer to move straight into without any worry of having to spend further money or do any work. It is ideally situated with easy to access all surrounding areas with local schools and shops.

A viewing is strongly recommend to fully appreciate what is on offer her in this great home.

The property sits favourably within close proximity of nearby amenities, including Hickings Lane Medical Centre, the shops, services and amenities in Stapleford town centre and good transport links to and from the surrounding areas, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.



**HALL:** 12' 5" x 5' 8" (3.79m x 1.74m) Double glazed uPVC door and window to the front, laminate flooring, radiator, solid wood stairs to first floor, door to kitchen, door to living room, space understairs for storage.

**LIVING ROOM:** 14' 10" x 11' 1" (4.54m x 3.38m) Double glazed uPVC window to the front, carpet, radiator, door to dining room.

**KITCHEN:** 11' 7" x 9' 6" (3.54m x 2.92m) Double glazed uPVC window to rear, modern fitted kitchen with under and over counter storage units, space and plumbing for dishwasher, space for fridge/freezer, integrated electric Zanussi oven and gas hob, electric extractor fan, sink with drainer, under counter spotlights, laminate flooring, door to utility and dining room.

**DINING ROOM:** 8' 11" x 8' 0" (2.73m x 2.44m) Double glazed uPVC sliding patio door to rear, laminate flooring and radiator.

**UTILITY ROOM:** 13' 10" x 4' 9" (4.23m x 1.46m) Double glazed uPVC door and window to the side, laminate flooring, plumbing and space for washing machine and tumble dryer, radiator.

**BEDROOM ONE:** 11' 10" x 10' 10" (3.62m x 3.31m) Double glazed uPVC window to the front, built in fitted wardrobes, carpet and radiator.

**BEDROOM TWO:** 11' 10" x 9' 8" (3.62m x 2.95m) Double glazed uPVC window to the rear, carpet and radiator. Storage cupboard which houses the 13 month old MAIN boiler.

**BEDROOM THREE:** 8' 2" x 8' 9" (2.51m x 2.67m) Double glazed uPVC window to the front, carpet, radiator, built in cabin bed with steps and underneath storage.

**BATHROOM:** 4' 10" x 8' 8" (1.49m x 2.66m) Double glazed uPVC windows to the rear, newly fitted electric shower, which is enclosed over a panelled bath, WC, wash hand basin, towel radiator and vinyl flooring.

**OUTSIDE:** To the front and rear of the property is on road parking with access to rented garages should you wish for a cost of £49 a month (the current owner has two). The front of the property has a lawned garden with established borders and bushes. The rear enclosed garden is considered low maintenance with artificial lawn, decking seating area with pool table, covered roof and electric heaters, large shed, bordered sleepers with tomato plants, stoned area and pathway to rear gate. This garden is perfect for anyone that likes to entertain and has been very well looked after and presented.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

