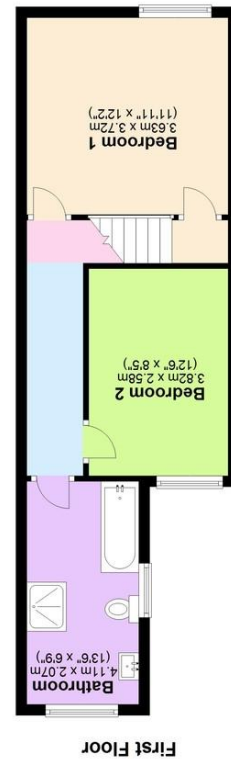


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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44 Lawrence Street, Nottingham, NG9 7FU

Guide Price £170,000 to £175,000



2 bedroom Semi-Detached House located in Nottingham
 Guide price £170,000 to £175,000

A two double bedroom semi detached house boasting log burner, two reception rooms, newly fitted kitchen and four piece bathroom.



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Property Description

Guide Price £170,000 to £175,000

Beautifully presented throughout a two double bedroom semi detached house boasting two reception rooms, newly fitted kitchen, log burner and four piece bathroom suite, conveniently located close to the town centre of Stapleford.

This property has been exceptionally well maintained and offers double glazing, gas central heating and generous sized bedrooms and reception rooms. The well kept rear garden shares access to the right hand side attached property and offers on street parking.

The property would be ideal for a first time buyer or investor and further benefits from gas central heating, double glazing, walking distance to local shops, schools and excellent transport links.

In brief the property comprises, Cosy living room with log burner, spacious dining room with floating electric fire, fitted modern kitchen with integrated appliances and access to the rear garden.

Upstairs offers two double bedrooms and spacious bathroom with four piece suite. To the front of the property is on street parking with access to the rear by the attached neighbouring property. The rear garden is part patio, artificial grass, and decking seating area at the bottom.

The property is situated on a residential street just off the main high street in Stapleford where a variety of shops and facilities can be found, as well as a regular bus service linking Nottingham and Derby via Beeston and Queens Medical Centre. For those looking to commute further afield, the A52 for Nottingham, Derby, Junction 25 of the M1 motorway and the park and ride for the Nottingham tram is approximately half a mile away.



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LIVING ROOM 12' 3" x 12' 2" (3.74m x 3.72m) Double glazed uPVC window and door to the front, log burner with tiled hearth, radiator, laminate flooring door to

DINING ROOM 12' 2" x 12' 2" (3.72m x 3.72m) Double glazed uPVC window to the rear, tiled flooring, electric fire, stairs to first floor and door to

KITCHEN 13' 5" x 6' 9" (4.11m x 2.07m) Double glazed uPVC window to side and rear and uPVC door to garden, Newly fitted wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap, integrated washing machine and dishwasher, oven with induction hob and extractor fan, tiled splashbacks, walls and floor.

BEDROOM ONE 12' 2" x 11' 10" (3.72m x 3.63m) Double glazed uPVC window to the front, radiator, vinyl flooring and over the stairs storage.

BEDROOM TWO 12' 6" x 8' 5" (3.82m x 2.58m) Double glazed uPVC window to the rear, radiator and laminate flooring.

BATHROOM 13' 5" x 6' 9" (4.11m x 2.07m) Double glazed uPVC window to rear and side, four piece suite including walk in shower, panelled bath, low flush WC, wash hand basin with pedestal, tiled walls and splashbacks.

OUTSIDE The front of the property is on street parking and access to the rear through an allway with shared access to connecting neighbour.

The rear garden has a patio seating area along with artificial grass with decorative borders of timber and slate. At the bottom of the garden offers a raised seating decking area with purpose built timber bar and outdoor tap.

TENURE Freehold

VIEWINGS Strictly by appointment only via Wallace Jones estate agents.

