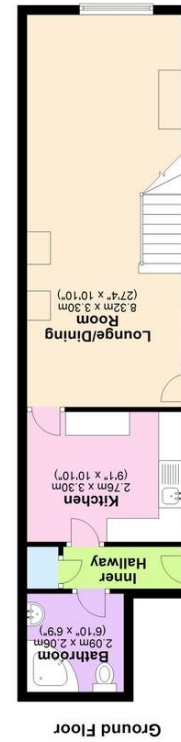
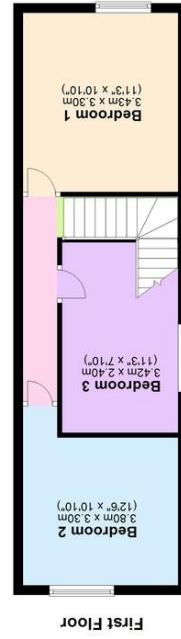


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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26 Pinfold Lane, NOTTINGHAM, NG9 8DL

Asking Price Of £164,950



3 bedroom Semi-Detached House located in Stapleford

For sale with vacant possession and chain free a three bedroom extended semi detached house ideally located within walking distance of the local shops and facilities in Stapleford town centre.



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Property Description

For sale with vacant possession and chain free a three bedroom extended semi detached house ideally located within walking distance of the local shops and facilities in Stapleford town centre, as well as being ideally situated for those looking to commute as good road networks link to the larger nearby town of Beeston, Nottingham University, QMC, Nottingham city centre and Derby to the West, as well as Junction 25 of the M1 motorway.

The property is good condition but would also benefit from further improvements from a buyer to put there stamp on things throughout. The property offers double glazing, gas central heating, driveway and three double bedrooms.

In brief the property has, Entrance into dining area/living room, kitchen, rear hallway, bathroom and three bedrooms. To the front of the property is a driveway which leads through a gate to the rear, very low maintenance patio area along with small decking seating area.



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LIVING/DINING ROOM 27' 3" x 10' 9" (8.32m x 3.30m) Double glazed uPVC window to the front and side, uPVC door to side entrance, New fitted carpet in the living area, two wall mounted radiators, stairs to first floor and door to;

KITCHEN 9' 0" x 10' 9" (2.76m x 3.30m) Double glazed uPVC window to the side, under and over counter storage cupboards with work surfaces, sink with drainer and taps, space for washing machine, space for fridge/freezer, Baxi combi boiler, radiator, vinyl flooring, door to rear hallway and bathroom.

BATHROOM 6' 10" x 6' 9" (2.09m x 2.06m) Double glazed uPVC window to the side, Fitted suite including, panelled corner bath, WC, sink, radiator and vinyl flooring.

BEDROOM ONE 11' 3" x 10' 9" (3.43m x 3.30m) Double glazed uPVC window to the front, Carpet and radiator.

BEDROOM TWO 12' 5" x 10' 9" (3.80m x 3.30m) Double glazed uPVC window to the rear, New fitted carpet and radiator.

BEDROOM THREE 11' 2" x 7' 10" (3.42m x 2.40m) Double glazed uPVC window to the side, carpet and radiator.

