



79 Stanhope Avenue

| NG5 1QX | £199,950

ROYSTON  
& LUND

- TWO Double Bedrooms
- Downstairs WC
- Three Piece Suite Bathroom
- Opportunity To Put Your Own Stamp On Things
- EPC Rating - C
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- NO UPWARD CHAIN
- Freehold - Council Tax Band - B





Brought to the market with NO UPWARD CHAIN this two bedroom semi detached property located in Carrington. Situated close by to numerous amenities such as local shops and being the catchment area for well regarded schools. Not to mention having excellent transport links into the city centre. This property would be a great fit for a growing family.

Interior accommodation comprises of a entrance hall that leads into the main reception room and kitchen. The living room being a generous size with a front aspect window letting in natural light, and have under stair cove for storage. The kitchen is an ample size with integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. The kitchen also grants access to the rear garden via the back door.

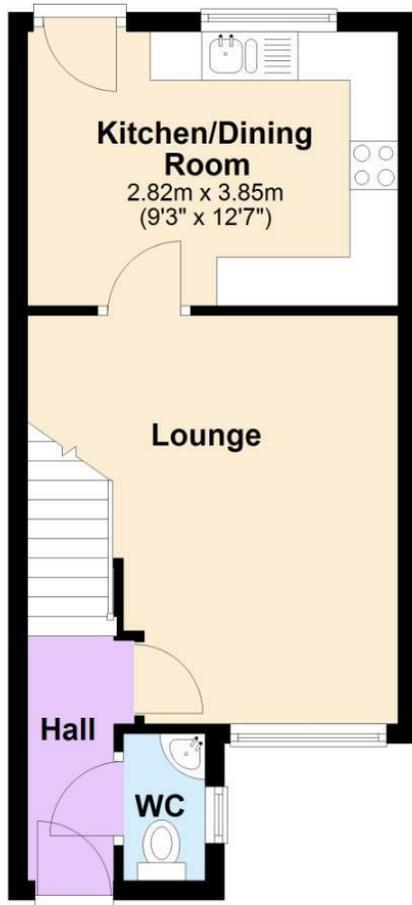
To the first floor there are two well proportioned double bedrooms. Bedroom two having the benefit of built in over stair storage. Both bedrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking for two vehicles. To the rear of the property there is a sloped garden with decking to the rear aspect. The rear garden is enclosed by fenced borders.



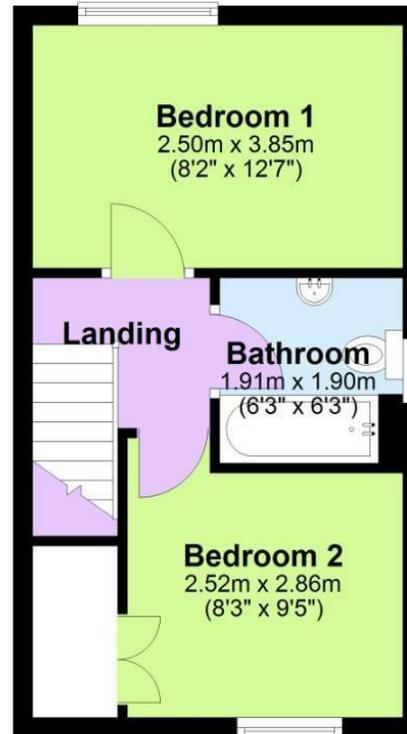
### Ground Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



### First Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 sq. feet)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**ROYSTON & LUND**