Robert Ellis

look no further...

Manton Crescent,
Beeston, Nottingham
NG9 2GD

£210,000 Freehold

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A recently refurbished two bedroom, end of terrace property in a popular location.

Situated just a short walk from Beeston High Street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links. You are also within close proximity to The University of Nottingham and the Queens Medical Centre.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An Entrance space, Living Room and Kitchen to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside to the front of the property there is a tarmac driveway with ample off street parking for multiple cars and gated side access. To the rear is an enclosed garden primarily lawned.

Having been tastefully modernised by the current homeowners, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.

Entrance Hall
Composite entrance door, laminate flooring and stairs rising to the first floor.

Living Room
13'1" x 11'3" (4.01m x 3.44m)
A carpeted room with radiator, electric fireplace and UPVC double glazed window to the front aspect.

Kitchen
13'0" x 6'3" (3.97m x 1.92m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset induction hob with extractor fan above and integrated electric oven, washing machine and fridge freezer, radiator, two UPVC double glazed windows to the rear aspect and access to the pantry cupboard that houses a freestanding dryer.

Rear Lobby
UPVC double glazed door to the rear garden.

First Floor Landing
Access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One
12'11" x 9'6" (3.96m x 2.90m)
A carpeted room with radiator, UPVC double glazed window to the front aspect and fitted storage cupboard.

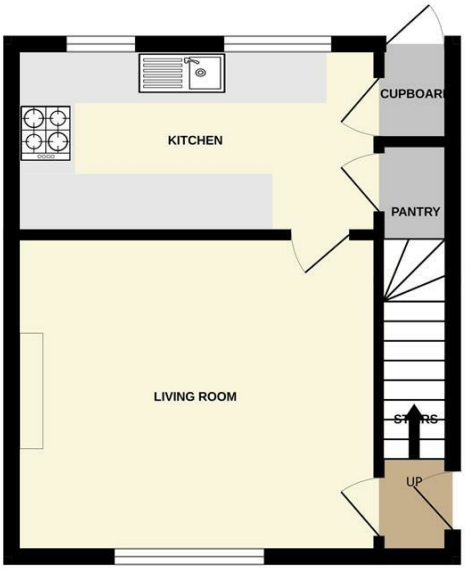
Bedroom Two
8'11" x 8'1" (2.73m x 2.47m)
A carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains power shower above and glass shower screen, fully tiled walls, heated towel rail, underfloor heating and UPVC double glazed window to the rear aspect.

Outside
To the front of the property there is a driveway with ample off-street parking for multiple cars, hedged boundaries and gated side access to the rear garden. This is then primarily lawned, with a paved seating area, a shed and fenced boundaries.

Disclaimer
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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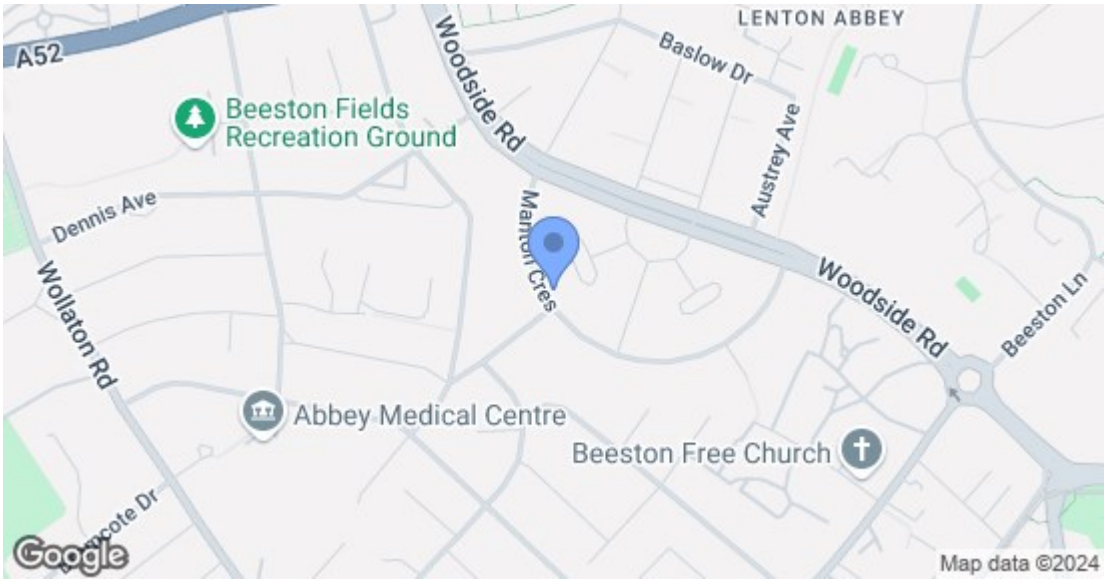

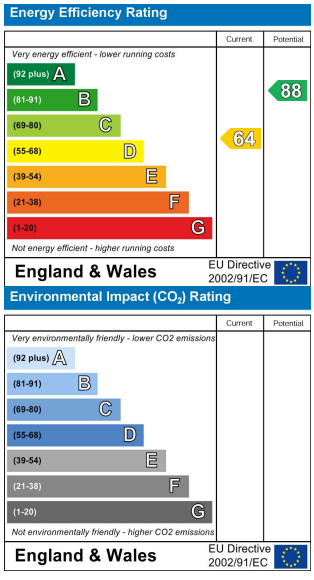

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