Robert Ellis

look no further...

Topliff Road,
Chilwell, Nottingham
NG9 5AS

£294,000 Freehold

0115 922 0888

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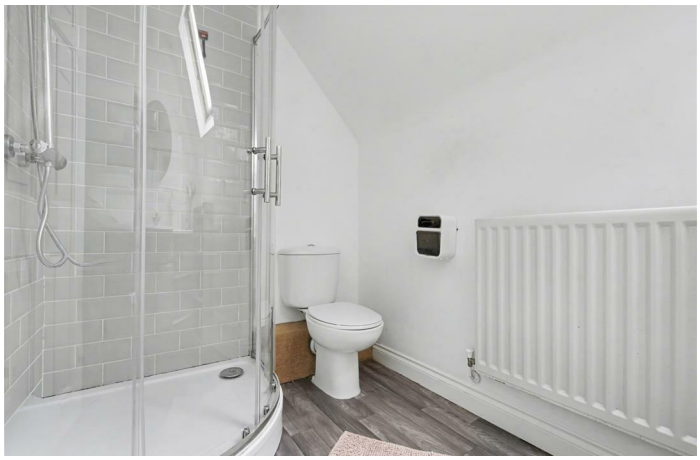
This delightful mid-terrace house on Topliff Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious home.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The layout of the house is thoughtfully designed, ensuring a seamless flow between the living spaces. The two bathrooms provide ample facilities for busy mornings, making daily routines more manageable.

The location of this property is particularly appealing, as Beeston is known for its vibrant community and excellent amenities. Residents can enjoy easy access to local shops, cafes, and parks, as well as good transport links to Nottingham city centre and beyond.

This mid-terrace house presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of modern living. Whether you are a first-time buyer, family or seeking a rental property, this home on Topliff Road is certainly worth considering.



Entrance Hall
With a composite entrance door, laminate flooring, stairs to the first floor, radiator, large storage cupboard and doors to the WC, lounge diner and kitchen.

Kitchen
11'10" x 5'6" (3.62m x 1.7m)
Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, tiled flooring and splashbacks, space for a fridge freezer, plumbing for a washing machine, a breakfast bar, UPVC double glazed window to the front and radiator.

Lounge Diner
15'5" x 12'10" (4.71m x 3.93m)
With laminate flooring, large understairs storage cupboard, radiator, gas fire with tiled surround and Adam style mantle and UPVC double glazed French doors with flanking windows to the rear garden.

First Floor Landing
With stairs to the second floor and doors to the bathroom and two bedrooms.

Bedroom Two
12'11" x 10'8" (3.95m x 3.27m)
With laminate flooring, UPVC double glazed window to the rear and radiator.

Bedroom Three
12'11" x 10'6" (3.95m x 3.22m)
A carpeted double bedroom with two UPVC double glazed windows to the front and radiator.

Bathroom
Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, extractor fan and radiator.

Second Floor Landing
With doors to the shower room and bedroom one.

Bedroom One
12'9" reducing to 9'3" x 12'7" (3.9m reducing to 2.84m x 3.84m)
A carpeted double bedroom with radiator, UPVC double glazed window to the front, large walk-in wardrobe and a loft hatch.

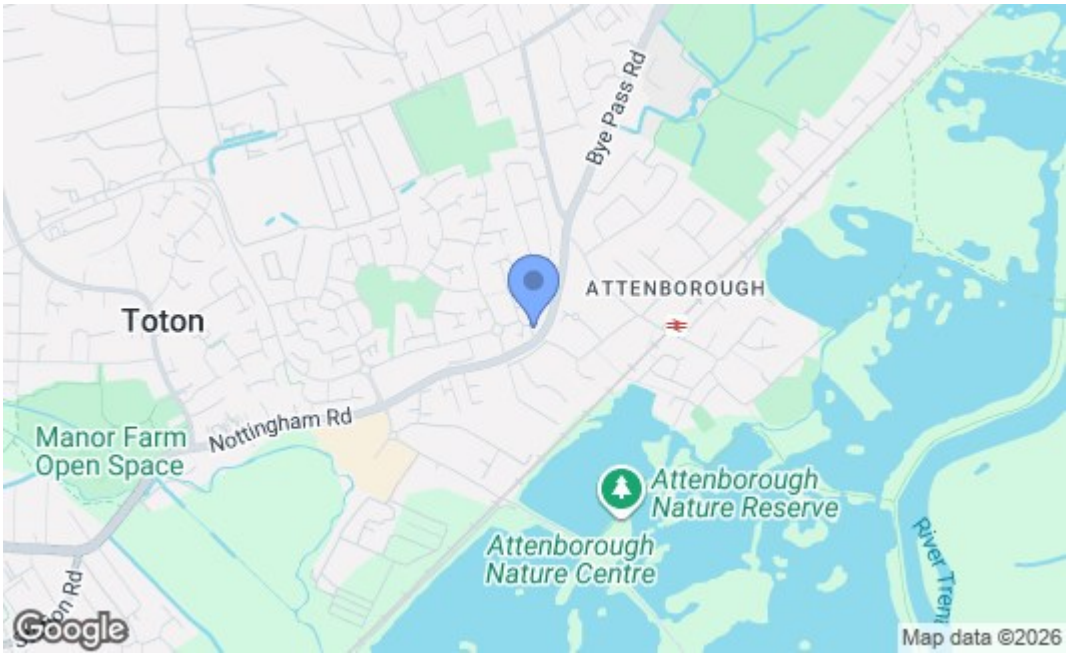
Shower Room
Incorporating a three-piece suite comprising corner shower wash-hand basin inset to vanity unit, WC, tiled splashbacks, radiator, extractor fan, and a roof light.

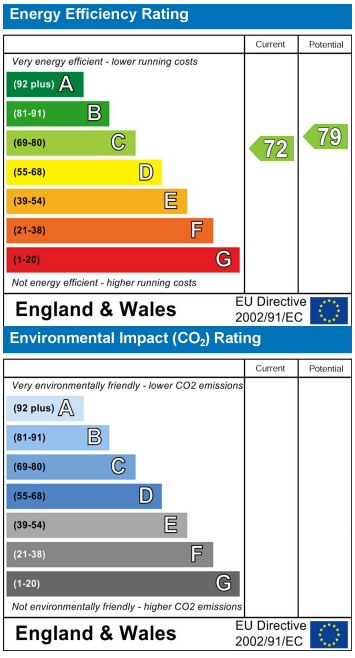
Outside
To the front of the property you will find mature plants and side access leading to the low maintenance rear garden which includes a patio, artificial lawn and fence boundaries.

Garage
Up and over garage door to the front, space for a tumble dryer, light and power.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

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.





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