Robert Ellis

look no further...







101 Trent Road,
Beeston, Nottingham
NG9 1LP

£179,950

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A TRADITIONAL TWO BEDROOM END TERRACED PROPERTY.

Gas centrally heated and most double glazed accommodation in this sought after location with a particularly good sized rear garden.

In brief the internal accommodation comprises: Lounge with bay window to the front, rear dining room with kitchen beyond. Whilst to the first floor are two double bedrooms and bathroom/WC.

Situated in a popular and sought after residential location within easy striking distance of the canal and amenities in Beeston, an ideal first purchase for which the property offers early vacant possession an early internal viewing comes highly recommended.





Lounge
13'3 x 12'6 (4.04m x 3.81m)
Central heating radiator, double glazed bay window to the front, feature Adam style fireplace with inset gas fire, telephone point and hardwood front entrance door.

Dining Room
12'7 x 11'11 (3.84m x 3.63m)
Central heating radiator, hardwood window to the rear and enclosed staircase to the first floor.

Kitchen
12'1 x 6'7 (3.68m x 2.01m)
A contemporary fitted kitchen hosting a range of wall and base cupboards with a contrasting work surfacing and inset one and a half bowl sink unit, appliance space, plumbing for washing machine, integrated electric oven with gas hob and stainless steel extractor over, tiled walls and splashbacks, UPVC double glazed window to the rear and UPVC double glazed rear exit door, central heating radiator and ceramic tiled flooring.

First Floor Landing

Bedroom One
12'8 x 11'5 (3.86m x 3.48m)
Central heating radiator, over stairs storage cupboard, double glazed window to the front.

Bedroom Two
12'0 x 9'6 (3.66m x 2.90m)
Built in wardrobe, central heating radiator, hardwood window to the rear.

Bathroom/WC
Incorporating a three piece suite, white panelled bath, pedestal wash hand basin, low flush WC, splash panel screen to Triton electric shower over the bath, central heating radiator, window to the rear and built in airing cupboard housing the Baxi gas boiler (for central heating and hot water).

Outside
The property is an end terraced of three with walled forecourt , brick block paved access at the side to a rear yard and expansive lawned and shaled garden area fenced and enclosed with a shed.

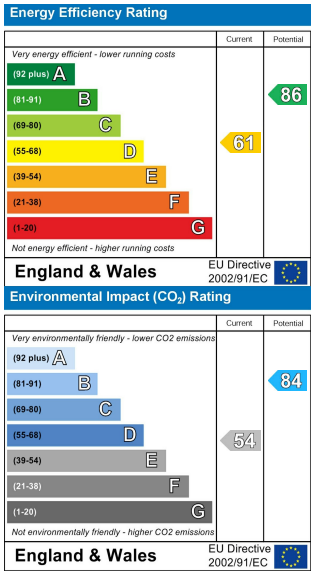


Directional Note
Proceeding out of Beeston on Station Road over the traffic light junction with Queens Road into continuation of Station Road, turning right onto Trafalgar Road and then left onto Trent Road, proceeding along Trent Road where the property can be found towards the end on the left hand side clearly identified by our For Sale board.



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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These details 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.

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