Robert Ellis

look no further...

Barrydale Avenue,
Beeston, Nottingham
NG9 1GN

£265,000 Freehold

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A delightful two bedroom, semi detached property within Walking Distance to Beeston High Road.

Situated within the heart of Beeston, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great 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 hall, lounge and kitchen diner to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside to the front is a pebbled frontage with a driveway with ample off street parking leading to a detached garage. The enclosed rear is then primarily lawned with a paved seating area.

Having been well maintained by the current vendors this fantastic 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
A composite door through to the entrance space with laminate flooring and radiator.

Lounge
13'1" x 12'10" (4.01m x 3.93m)
A reception room with laminate flooring, radiator, multi fuel log burner, access to under stairs storage cupboard with recently fitted shelves and cupboard, fitted units in the chimney alcoves and UPVC double glazed bay window to the front aspect.

Kitchen Diner
16'3" x 10'8" (4.96m x 3.26m)
Open plan kitchen diner with laminate flooring and a range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher. Radiator and UPVC double glazed door and window to the rear garden.

First Floor Landing
A carpeted landing, with UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One
13'0" x 10'11" (3.98m x 3.34m)
A carpeted double bedroom, with radiator, fitted wardrobes and built-in cupboard providing extra storage, UPVC double glazed window to the front aspect.

Bedroom Two
9'10" x 9'1" (3.01m x 2.79m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

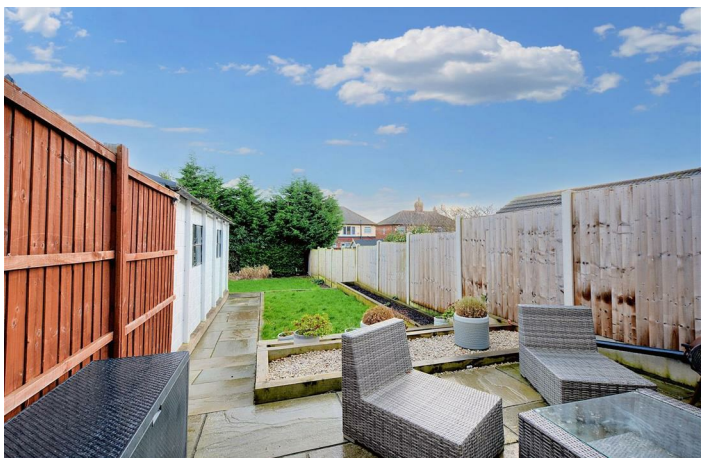
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, fully tiled walls, heated towel rail, UPVC double glazed window to the rear aspect and extractor fan.

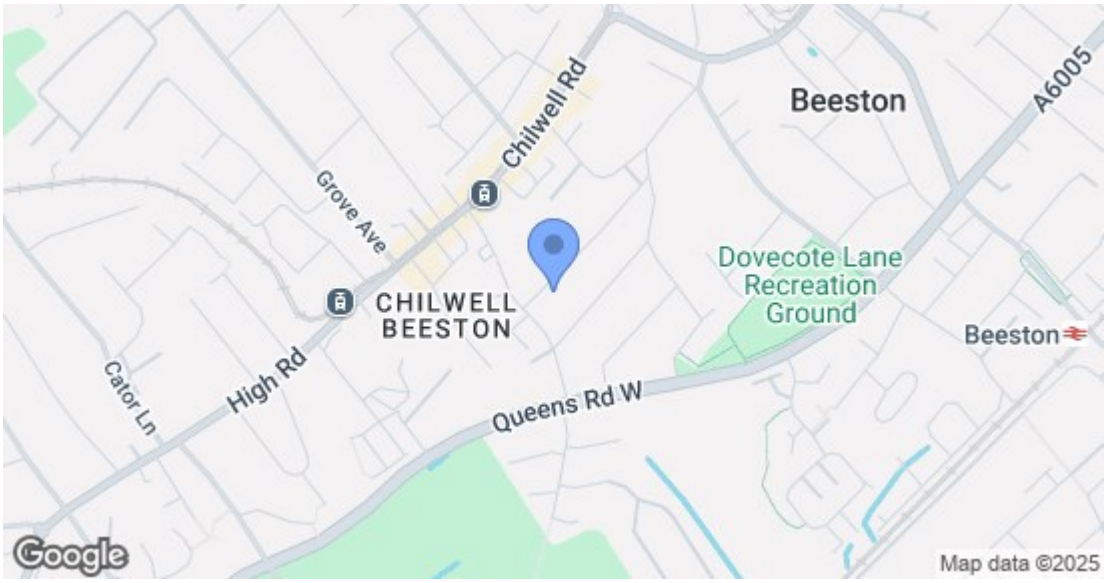
Outside
To the front of the property is a low maintenance pebbled area and paved driveway with ample off street parking leading to a detached garage and the gated rear access. To the rear there is a newly landscaped garden, which is mainly laid to lawn and features a paved patio area, outside power point, tap, and flower beds.

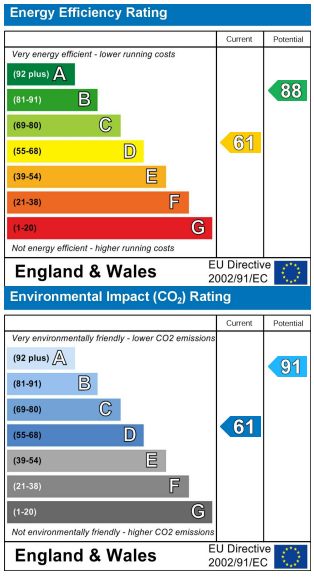
Garage
Double garage doors to the front with light and power.

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
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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