



Valley Road,
Beeston, Nottingham
NG9 4GL

£230,000 Freehold



An Extended Three Bedroom Mid-terrace Property.

This property is considered an ideal opportunity for a range of potential purchasers including first time buyers looking to get onto the property ladder, young professionals or an investor looking to add to their portfolio.

Situated within a popular and convenient residential location within close proximity of a variety of local amenities including, schools, shops, public houses, and many other facilities in the neighbouring towns of Beeston and Long Eaton.

There are excellent transport links locally including NET trams and bus stops within walking distance and Beeston train station is just a short distance away for journeys further afield.

In brief, the internal accommodation comprises; Entrance Hall, Open Plan Living/Dining Room, Kitchen, Utility Room, Garden Room, and WC to the ground floor. Then rising to the first floor are three well proportioned bedrooms and family bathroom.

Outside to the front of the property a block paved driveway provides ample off road car standing and access to an integral garage with electric door. Then to the rear is a low maintenance garden with artificial lawn, paved seating area and summer house.

Brimming with potential to make this property your own, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall

UPVC double glazed door to the front, carpet flooring, stairs leading to the first floor landing, radiator , UPVC double glazed window to side and door leading into the kitchen and living room,

Living Room

19'0" x 10'2" (5.81m x 3.10m)

UPVC double glazed window to the front, laminate flooring, wall mounted electric fireplace, radiator and archway leading through to the dining room.

Dining Room

8'5" x 7'10" (2.59m x 2.39m)

UPVC double French doors leading to the rear garden, laminate flooring and radiator.

Kitchen

12'0" x 7'8" (3.67m x 2.36m)

Fitted with matching wall, base and drawer units, rolled edge work surfacing, stainless steel sink and drainer unit, space and fittings for free standing appliances to include gas oven, fridge freezer and dishwasher, useful storage space, tiling to walls and floor, door leading into the garage and UPVC double glazed window to rear,

Utility Room

4'0" x 3'6" (1.24m x 1.09m)

Space and fittings for freestanding washing machine and dryer and wall mounted combination boiler.

Garden Room

UPVC and brick construction, lino flooring, radiator and UPVC double glazed door leading to rear garden.

Downstairs WC

Fitted with a low level WC, wall mounted wash hand basin and obscured UPVC double glazed window to the rear.

First Floor Landing

Stairs rising from the ground floor and doors leading into the three bedrooms and bathroom.

Bedroom One

19'1" x 8'10" (5.82m x 2.70m)

UPVC double glazed window to the front and rear, carpet flooring and radiator.

Bedroom Two

10'3" x 8'10" (3.13m x 2.70m)

UPVC double glazed window to the front, carpet flooring, useful storage cupboard and radiator.

Bedroom Three

9'6" x 7'4" (2.92m x 2.26m)

UPVC double glazed window to the rear, carpet flooring, useful storage cupboard and radiator.

Bathroom

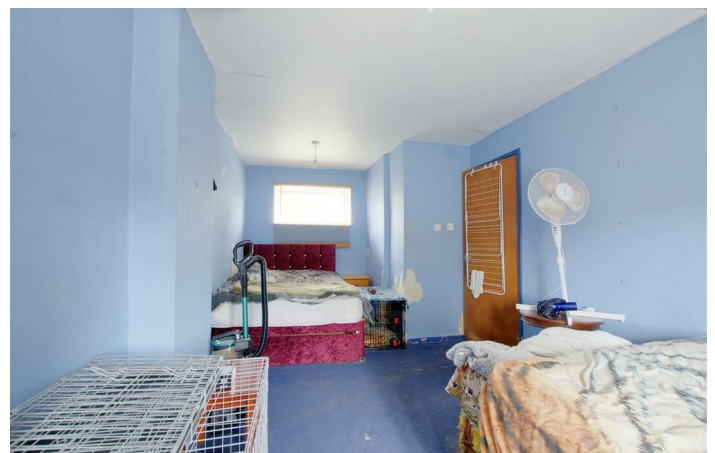
Fitted with a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiling to walls and floor and two obscured UPVC double glazed windows to the rear.

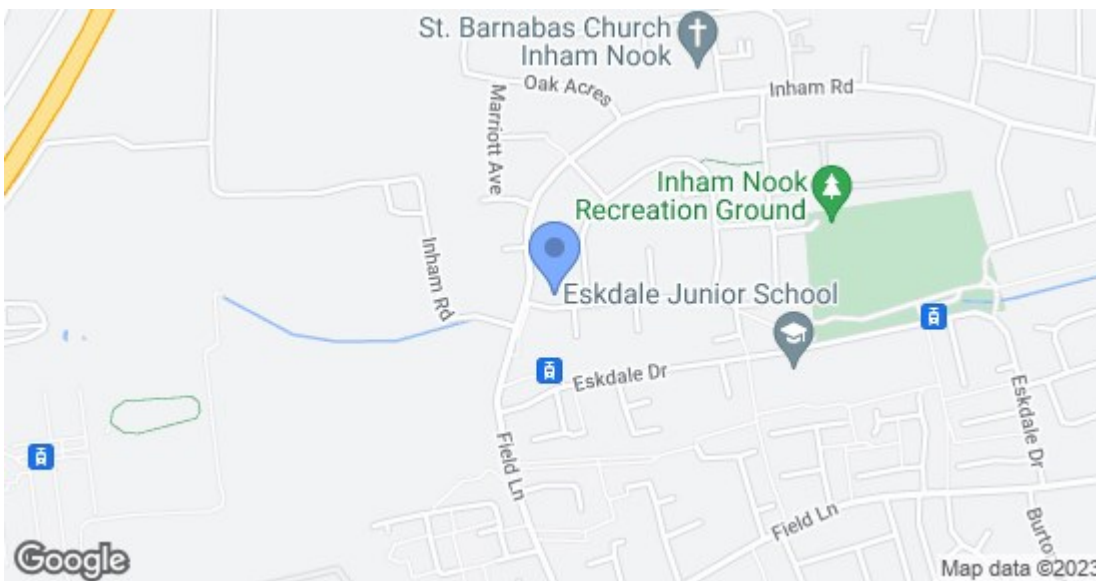
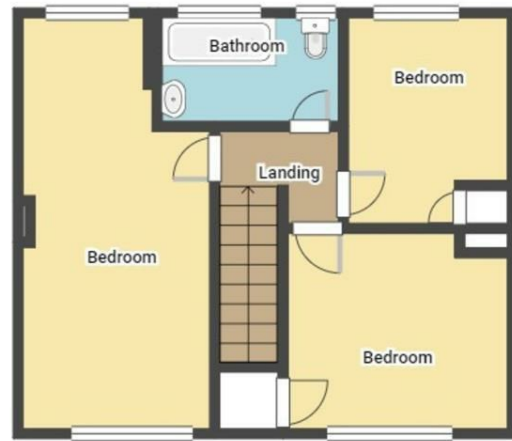
Outside

Outside to the front of the property a block paved driveway provides ample off road car standing and access to an integral garage with electric door. Then to the rear is a low maintenance garden with artificial lawn, paved seating area and summer house.

Council Tax Band

Broxtowe Borough Council Band A





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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.