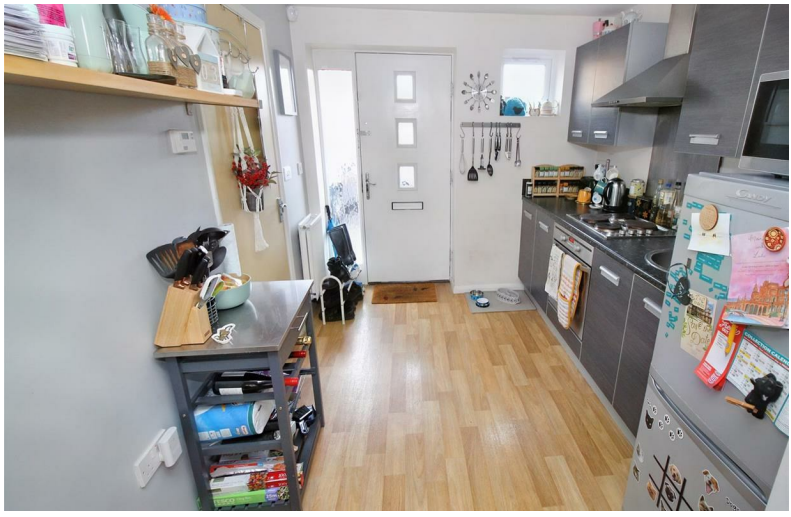
Robert Ellis

look no further...



Alderman Close,
Beeston, Nottingham
NG9 2RH

£210,000 Freehold

0115 922 0888

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A well presented modern two bedroom mid-terraced house.

Offering ready to move in accommodation this excellent property will appeal to a range of potential purchasers but is considered ideal for a first time buyer, investor or those looking to downsize.

In brief, the stylish and contemporary interior comprises: Kitchen WC/utility and open plan lounge/diner to the ground floor. Rising to the first floor are two good sized double bedrooms and a bathroom.

Outside the property has a parking space to the front and to the rear has an enclosed and low maintenance garden with a lawn, decking and a useful shed.

Tucked away in a small and peaceful development, yet readily accessible to Beeston town centre, local shops and schools, excellent transport links such as the A52 and NET tram as well as a range of other facilities, this excellent house is well worthy of viewing.

Kitchen
9'4" x 8'8" (2.85 x 2.66)
A double glazed entrance door leads to the kitchen with a range of fitted wall and base units, worksurfaces with tiled splashbacks, inset sink with mixer tap, inset electric hob with electric oven below and air filter above, further appliance space, radiator and UPVC double glazed window.

WC/Utility
With WC, wall mounted wash hand basin with tiled splashback, plumbing for a washing machine, fitted worksurfaces, radiator, UPVC double glazed window and extractor fan.

Lounge/Diner
14'2" x 12'1" (4.34 x 3.70)
With UPVC double glazed patio doors to the rear garden, a useful storage unit behind the sliding door, two radiators and stairs to the first floor landing.

First Floor Landing
With loft hatch with retractable ladder to the boarded loft space and airing cupboard housing the Ideal combination boiler.

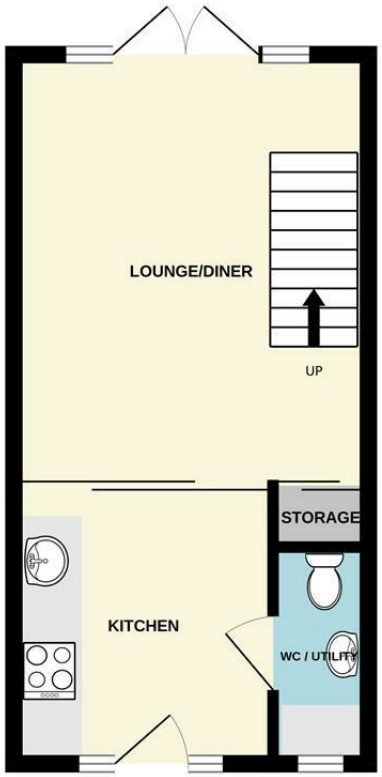
Bedroom One
12'0" x 9'3" maximum including door recess (3.68 x 2.82 maximum including door recess)
With UPVC double glazed window and radiator.

Bedroom Two
12'2" x 8'6" (3.71 x 2.60)
With UPVC double glazed window and radiator.

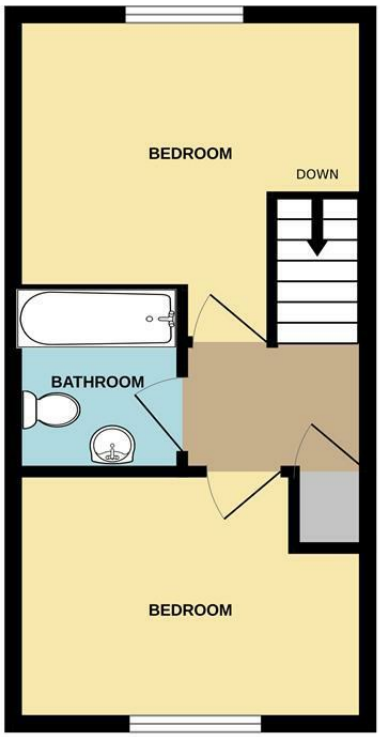
Bathroom
With fitments in white comprising WC, pedestal wash hand basin, bath with shower off the taps, part tiled walls, radiator, extractor fan and shaver point.

Outside
To the front the property has an established shrub border and a parking space. To the rear the property has an enclosed garden with decking, a lawn, shed and pedestrian access.

GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.5 sq.m.) approx.

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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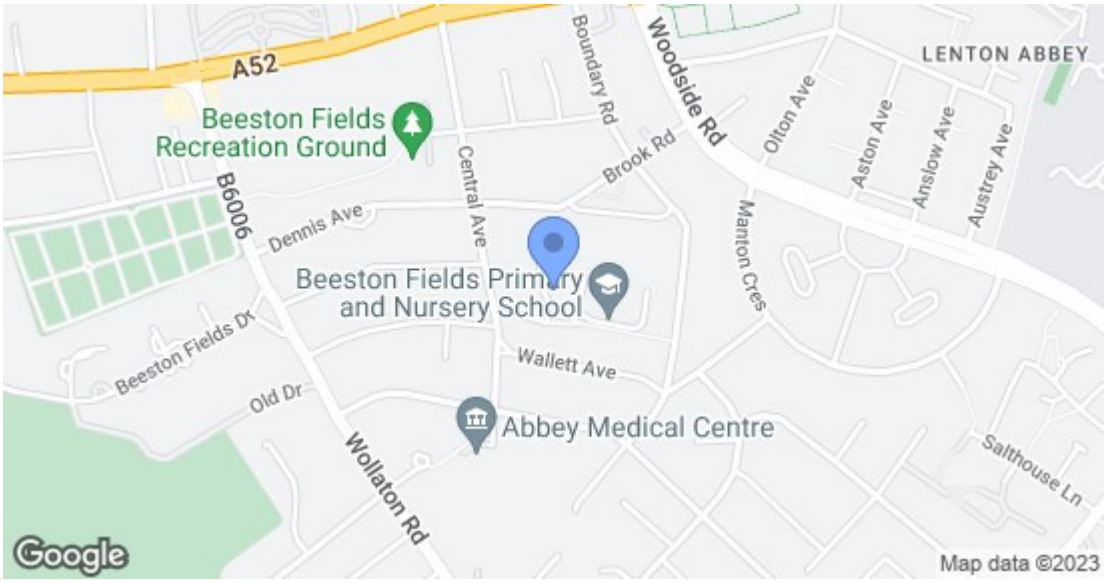

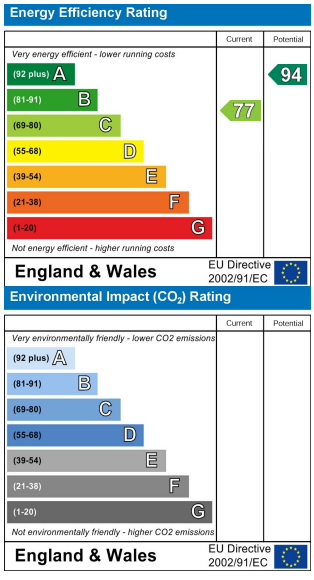

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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