



**46 Anderson Crescent
Beeston, Nottingham NG9 2PT**

£185,000

A spacious and well presented three bedroom end-terraced house with conservatory and off road parking. Available to the market with no upward chain.

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A spacious and well presented three bedroom end-terraced house with conservatory and off road parking.

Situated in a popular residential location within easy reach of local schools, Beeston town centre, the Queens Medical Centre and A52, this property is considered a fantastic opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: Entrance hall, lounge, kitchen diner and conservatory to the ground floor with two double bedrooms, a further single bedroom and bathroom to the first floor.

Outside the property profits from a block paved driveway with car standing for two vehicles, mature shrubs and plants, hedged and fenced boundaries and gated side access leading to the rear where you will find a generous and enclosed garden comprising a spacious patio area with lawn beyond, mature shrubs, useful storage shed and fenced and hedged boundaries.

Offered to the market with the benefit of gas central heating and double glazing throughout and with no upward chain, an early internal viewing comes highly recommended.



Entrance Hall

UPVC double glazed front door, laminate flooring, stairs to the first floor, radiator and door to the lounge.

Lounge

13'3" x 12'0" (4.06 x 3.68)

With laminate flooring, UPVC double glazed window to the front, radiator and door to the kitchen.

Kitchen

13'3" x 9'6" (4.04 x 2.92)

With a range of wall, base and drawer units in white, worksurfaces, vinyl flooring, integrated one and a half bowl sink with drainer and mixer tap, gas oven with gas hob and air filter over, plumbing for a washing machine, tiled splashbacks, pantry, storage cupboard with UPVC double glazed window to the side, wall mounted Main combination boiler and space for a fridge freezer, two UPVC double glazed windows to the rear and UPVC double glazed door to the conservatory.

Conservatory

13'6" x 10'9" (4.14 x 3.29)

With tiled flooring, UPVC double glazed French doors to the rear, UPVC double glazed windows around and radiator.

First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One

10'6" x 10'3" (3.22 x 3.14)

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

Bedroom Two

11'2" x 9'2" (3.41 x 2.8)

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

Bedroom Three

7'11" x 6'11" (2.42 x 2.12)

UPVC double glazed window to the rear and radiator.



Bathroom

Incorporating a three piece suite comprising panelled bath with electric shower over, WC, pedestal wash hand basin, radiator, tiled walls, extractor fan and UPVC double glazed window to the side.

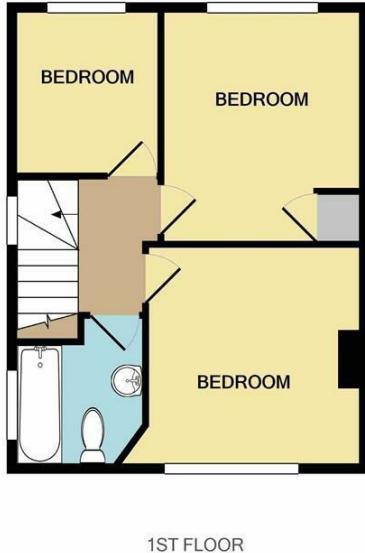
Outside

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		66
(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		

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