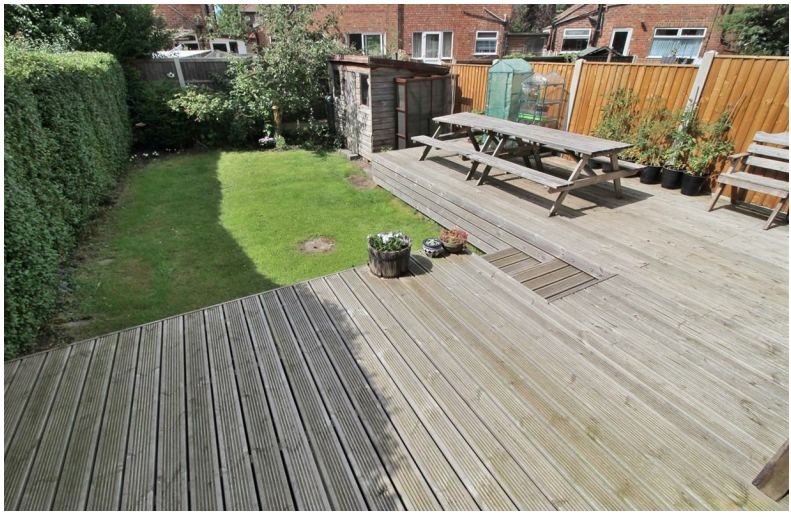
Robert Ellis

look no further. . .







47 Lilac Grove
Beeston Rylands, Nottingham NG9 1PE

A WELL PRESENTED, TRADITIONAL 1930S BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE

Guide Price £215,000 Freehold



A WELL PRESENTED, TRADITIONAL 1930S BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

Situated in a popular residential location, close to a range of local shops and amenities, including Beeston Train Station, Beeston town centre and the canal and having been modernised by the current vendors, this property is considered a fantastic opportunity for a range of potential purchasers, including first time buyers, families and investors.

In brief, the internal accommodation comprises entrance hall, lounge, open plan kitchen/diner to the ground floor and rising to the first floor the landing provides access to three bedrooms and family bathroom.

Outside, the property benefits from a concrete driveway, car standing for two to the front with gated access to the side, leading to the sunny and spacious rear garden which includes generous decking area, lawn area beyond, storage shed, stocked borders, mature shrubs and trees and fenced and hedged boundaries.

With UPVC double glazing and gas fired central heating throughout, this great property is well worthy of an early internal viewing.





ENTRANCE HALL
UPVC double glazed door and windows, radiator, stripped and polished floor boarding, electricity meter cupboard, under-stairs storage cupboard, stairs to the first floor and doors to the kitchen/diner and lounge.

LOUNGE
11'1" x 10'3" (3.39 x 3.13)
Stripped and polished floor boarding, UPVC double glazed bay window to the front, electric fire with wooden Adam style mantel and radiator.

KITCHEN/DINER
16'2" reducing to 10'3" x 13'8" reducing to 10'5" (4.94 reducing to 3.13 x 4.17 reducing to 3.18)
Premium karndean flooring, range of modern wall, base and drawer units with oak work surfaces. Integrated dishwasher, washing machine and electric oven with gas hob, aluminium splashback and extractor fan over. Double bowl sink with drainer and mixer tap, tiled splashbacks, radiator, UPVC double glazed sliding doors and window to the rear and door to the side.

FIRST FLOOR LANDING
Stripped and polished floor boarding, UPVC double glazed window to the side and doors to the three bedrooms and bathroom.

BEDROOM 1
13'8" x 10'4" (4.18 x 3.15)
Fitted wardrobe, UPVC double glazed window to the rear and radiator.

BEDROOM 2
11'1" x 9'1" (3.39 x 2.79)
UPVC double glazed window to the front and radiator.

BEDROOM 3
8'0" x 6'8" (2.45 x 2.05)
UPVC double glazed window to the front and radiator.

BATHROOM
Three piece suite comprising panel bath with shower over, pedestal wash hand basin, w.c., tiled splashbacks, heated towel rail, extractor fan, loft hatch UPVC double glazed window to the rear and a storage cupboard housing the wall mounted combination boiler.

OUTSIDE
Outside, the property benefits from a concrete driveway, car standing for two to the front with gated access to the side, leading to the sunny and spacious rear garden which includes generous decking area, lawn area beyond, storage shed, stocked borders, mature shrubs and trees and fenced and hedged boundaries.

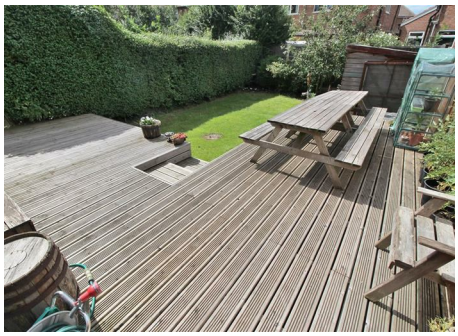
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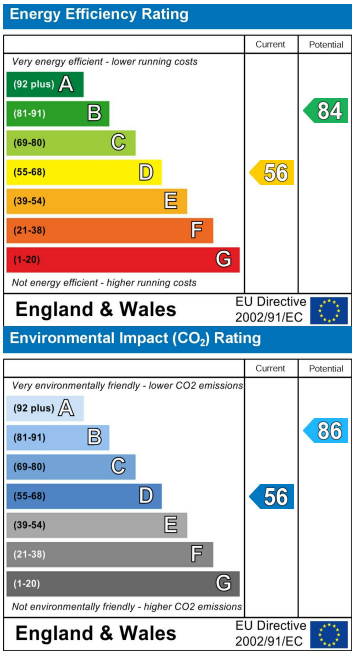
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888