Robert Ellis

look no further...

Ireland Avenue,
Beeston, Nottingham
NG9 1JD

£275,000 Freehold

0115 922 0888

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A conveniently placed and well presented three bedroom semi detached property.

Ideally located just a short walk from Beeston High Street, you are surround by a wealth of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links with a bus, tram or train stop being just a short walk away.

This wonderful property is considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or any growing families looking to put their own stamp on their next purchase.

In brief the internal accommodation comprises; entrance hall, open plan living and dining room and kitchen to the ground floor. Then rising to the first floor are three well proportioned bedrooms, shower room and separate WC.

Outside the property to the front is a paved driveway with ample off-street parking, leading to the garage and lawned space. Gated side access leads to the private and enclosed rear garden.

With the advantage of no upward chain and UPVC double glazing throughout this property is well worthy of an early internal viewing.

Entrance Hall
Composite entrance door through to a carpeted entrance hall, with radiator and access to a useful storage cupboard.

Open Plan Living Dining Room
26'2" x 11'11" (7.99m x 3.65m)
A carpeted room, with two radiators, feature gas fireplace and UPVC double glazed window to the front aspect and UPVC double glazed sliding door to the rear garden.

Kitchen
9'6" 7'4" (2.91m 2.26m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer with mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances, pantry cupboard housing the freestanding fridge freezer., tiled flooring, UPVC double glazed window to the rear aspect and UPVC door to the side passage.

First Floor Landing
A carpeted landing with UPVC double glazed window to the side aspect.

Bedroom One
13'9" x 11'11" (4.21m x 3.64m)
A carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
11'6" x 10'11" (3.51m x 3.34m)
A carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three
8'5" x 6'11" (2.57m x 2.11m)
A carpeted room, with radiator, fitted wardrobe, access to the loft hatch and UPVC double glazed window to the front aspect.

Bathroom
Incorporating a pedestal wash hand basin and walk in electric power shower, fully tiled walls, heated towel rail, UPVC double glazed window to the rear aspect and access to the cupboard housing the water tank.

Separate WC
Fitted with a low flush WC, fully tiled walls and UPVC double glazed window to the side aspect

Outside
To the front of the property is a lawned garden with mature shrubs and gated footpath to the front door, to the side of the footpath is a block paved driveway with ample off-street parking leading to a detached garage. To the rear there is a private and enclosed garden which is mainly laid to lawn and features a paved seating area, mature shrubs, and a greenhouse.

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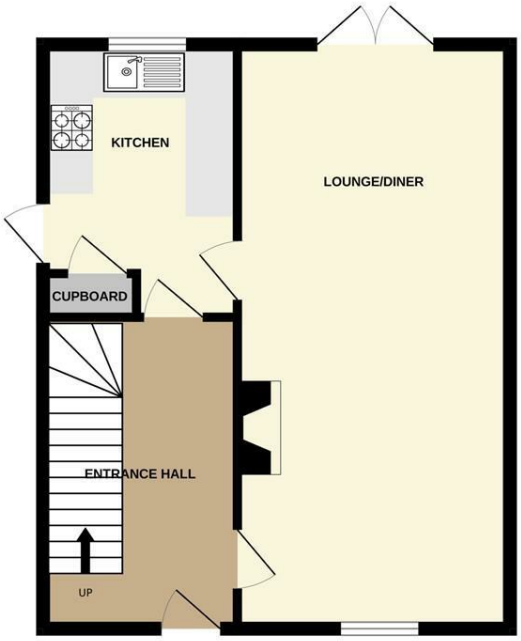
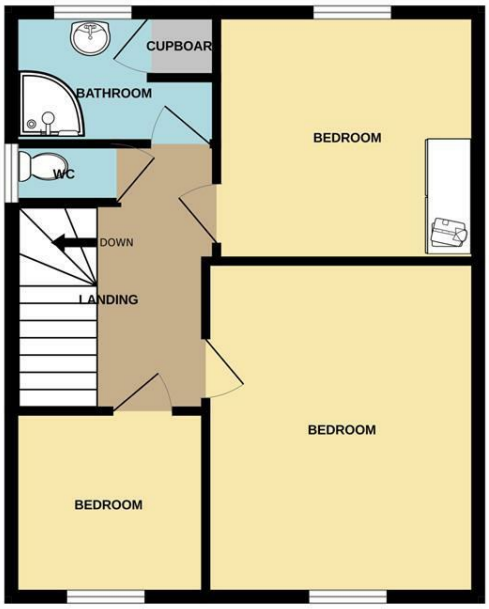
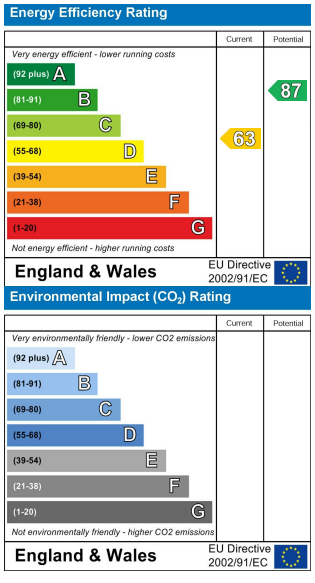
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR





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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