Robert Ellis

look no further...

Birch Avenue,
Beeston, Nottingham
NG9 1LL

£220,000 Freehold

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A Well Presented Two Bedroom Mid Terrace Property

Situated in this sought after and convenient location, readily accessible for a variety of local shops and amenities including; schools, transport links and Beeston town centre, The University of Nottingham and The Queens Medical Centre, this fantastic property is considered an ideal opportunity for a variety of purchasers including; first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, lounge and kitchen to the ground floor with two good sized bedrooms and bathroom to the first floor.

Outside to the front of the property there is a low maintenance enclosed front yard with pathway leading to entrance door. The rear garden is mainly laid to lawn and features a decking seating area, a soft bark play area, useful garden shed, a further paved patio area at the rear and is enclosed with mature shrubs and timber fencing.

Having been updated and renovated throughout by the current vendors this stunning property is offered to the market with the benefit of UPVC double glazing and gas central heating throughout as well as ready to move in conditions. An early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hallway
UPVC double glazed door to front, stairs leading to the first floor, radiator and door leading into the lounge.

Lounge
11'11" x 10'10" (3.64m x 3.32m)
UPVC double glazed window to front, laminate flooring, radiator and door leading into the Kitchen Diner.

Kitchen Diner
15'6" x 10'1" (4.73m x 3.09m)
Fitted with a range of wall, base and drawer units, rolled edge work surfaces, one and a half bowl sink and drainer unit, useful appliance space, spot lights to ceiling, complementary tiling to walls and floor, useful under stair storage cupboard, UPVC double glazed window to rear and UPVC double glazed French doors leading to the rear garden.

First Floor Landing
Stairs rising from the ground floor and doors leading into the bathroom and two bedrooms.

Bedroom One
11'8" x 10'10" (3.56m x 3.32m)
UPVC double glazed window to front, carpet flooring, useful storage cupboard and radiator.

Bedroom Two
10'2" x 9'0" (3.12m x 2.75m)
UPVC double glazed window to rear, laminate flooring and radiator.

Bathroom
Fitted with a three piece suite comprising; bath with electric powered shower over, pedestal wash hand basin, low level WC, complementary tiling to floor and walls, partially wood panelled walls, spot lights to ceiling and obscured UPVC double glazed window to the rear.

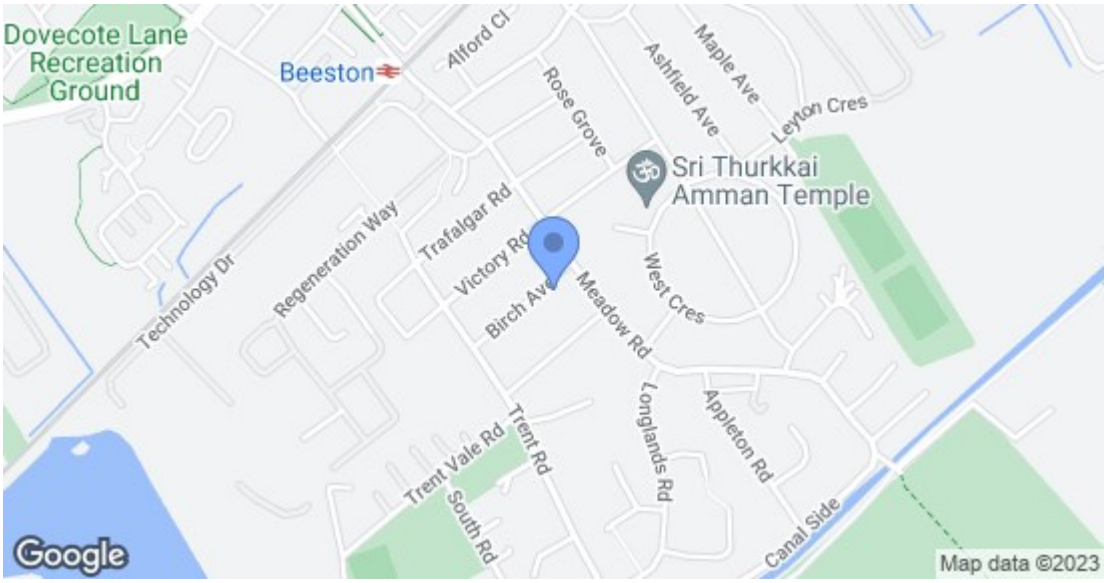
Outside
Outside to the front of the property there is a low maintenance enclosed front yard with pathway leading to entrance door. The rear garden is mainly laid to lawn and features a decking seating area, a soft bark play area, useful garden shed, a further paved patio area at the rear and is enclosed with mature shrubs and timber fencing.

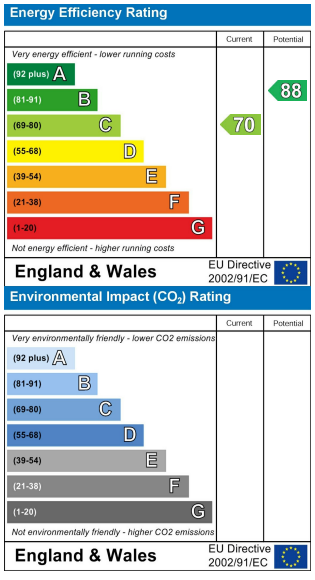
Council Tax Band
Broxtowe Borough Council Band A

GROUND FLOOR

Robert Ellis ESTATE AGENTS

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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