Robert Ellis

*look no further. . .*







21 Lilac Grove

Beeston Rylands, NG9 1PA

A RARE OPPORTUNITY TO ACQUIRE AN ACCREDITED FIVE BEDROOM HMO PROPERTY WITH VACANT POSSESSION IN THIS POPULAR AND CONVENIENT RESIDENTIAL LOCATION.

**Guide Price £365,000 Freehold**



A RARE OPPORTUNITY TO ACQUIRE AN ACCREDITED FIVE BEDROOM HMO/LARGE FOUR DOUBLE BED FAMILY HOME WITH VACANT POSSESSION IN THIS POPULAR AND CONVENIENT RESIDENTIAL LOCATION.

This gas centrally heated, single glaze sash/double glazed accommodation, well presented and furnished, ideal for the discerning family purchaser with a large family or as an investment property in letting terms.

The internal accommodation which is accessed off an attractive tiled entrance hallway, detailing an impressive original staircase, and stairway down to the cellar. The entrance hallway also leads to a ground floor bedroom (would-be family living room) with a bay window to the front, rear reception room (would-be family living room) with a bay window to the front, rear reception room (would-be family dining room) and access to breakfast kitchen.

Rising to the first floor landings are two further bedrooms and a large bathroom with an impressive double shower Jacuzzi spa bath which includes TV, radio, rainshower, steam function plus more.

The staircase to the second floor provides access to a fourth landing area which accommodates two further large double bedrooms and W.C washroom.

Offered to the market with vacant possession, ample car vehicle standing space to the side and front with an enclosed private garden at the rear with potting shed.

An early viewing comes highly recommended.





Entrance hall
Attractive mosaic tiled flooring with pressed steel radiator, stairs to the first floor, door and staircase to cellar, under stairs storage cupboard and doorway to:

Ground floor bedroom/Reception room
14'8" x 11'11" (4.476 x 3.656)
Two pressed steel radiators, feature fire place and sash bay window to the front.

Lounge/Reception
14'10" x 11'10" (4.540 x 3.620)
Sash style window to the side, pressed steel radiator, recessed chimney breast, fire place hearth and inset electric fire.

Breakfast kitchen
10'4" x 9'11" (3.171 x 3.044)
Incorporating a host of wall and base cupboards with wood effect work surfacing and inset porcelain one and a half bowl sink unit with mixer tap, integrated electric oven and gas hob with extractor, appliance space, ceramic tiled flooring, tiled splashbacks, wall mounted Worcester combination gas boiler (for central heating and hot water), window to the rear and rear exit door.

First floor landing
An attractive first floor landing with carpeted central treads, pressed steel radiator and sash window to the front, stripped and varnished balustrade leading to:-

Bedroom 1
14'11" x 12'0" (4.564 x 3.680)
Pressed steel radiator, central heating radiator and twin windows to the front.

Bedroom 2
12'1" x 11'8" (3.706 x 3.563)
Pressed steel radiator and sash window to the side.

Bathroom
Incorporating an impressive re-fitted white three piece suite to vanity wash hand basin, low flush W.C and corner spa bath with TV, steam, jaccuzzi, radio, rain shower, two shower heads, back and foot massage jet plus more, ceramic tiled flooring, feature radiator and feature walls and UPVC double glazed windows to the rear.

Second floor landing
Sash window to the side and access to:-

Bedroom 3
15'1" x 12'2" (4.618 x 3.725)
Radiator and window to the side.

Bedroom 4
14'10" x 13'1" (4.522 x 3.990)
Twin pressed steel radiators and window to the front, laminate flooring and eave ceilings.

Cloakroom/W.C
With wall mounted wash hand basin and low flush W.C.

Outside
Concreted hard standing space at the front and side with steps leading to the front door and a fenced and enclosed rear garden area with rear patio, log store, lawned gardens, walled fenced and enclosed with a potting shed and vegetable/flower borders.

Directional note
Proceeding out of Beeston on Station Road over the traffic light junction with Queens Road into Station Road becoming Meadow Road in Beeston Rylands, over the railway bridge and left onto Lilac Grove where the property can be found on the left hand side clearly identified by our for sale board.









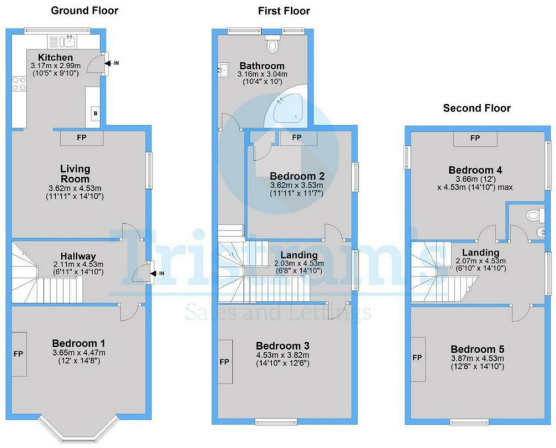


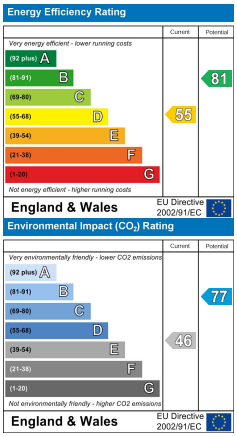









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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