Robert Ellis

*look no further...*







Ulldale Court,
Beeston, Nottingham
NG9 5NQ

**£225,000 Freehold**

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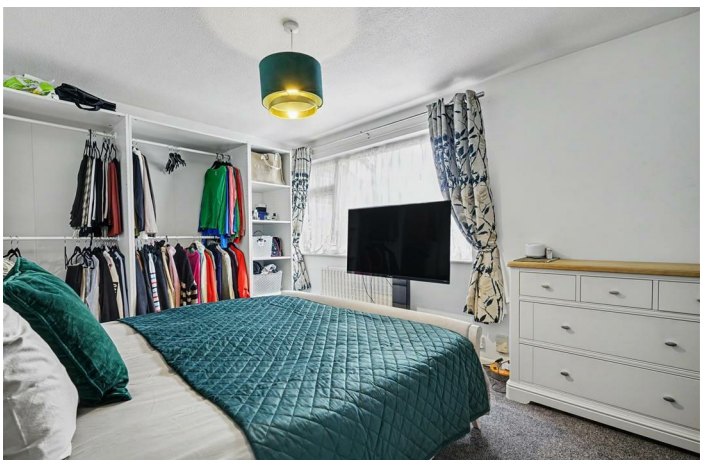
A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED HOUSE.

Situated in this popular and convenient residential location, ideally located for a range of shops and amenities, including schools, transport links, playing fields and the A52 and M1, this fantastic property is considered an ideal opportunity for first time buyers, young professionals and families.

In brief the internal accommodation comprises entrance hall, lounge, kitchen diner and w.c. to the ground floor with three good size bedrooms and a family bathroom to the first floor.

To the front of the property you will find a lawned garden with a picket fence surround and there is gated access to the rear garden which is primarily lawned, has a decked area, useful storage shed and fenced boundaries.

Offered to the market with the benefit of UPVC double glazing, gas central heating and ready to move in condition, an early internal viewing comes highly recommended.





Entrance Hall
UPVC double glazed front door with flanking window, stairs to the first floor, radiator and doors to the kitchen diner and lounge.

Lounge
17'3" x 10'2" approx (5.28m x 3.1m approx)
Carpeted reception room with radiator, UPVC double glazed windows to the front and rear and door to the rear hallway.

Kitchen Diner
17'4" x 8'11" approx (5.3m x 2.73m approx)
With a range of wall, base and drawer units with work surfaces over, laminate flooring, 1½ bowl sink and drainer with a mixer tap, integrated electric oven, gas hob over and air filter above, space for a fridge freezer, plumbing for a washing machine and tumble dryer, UPVC double glazed windows to the front and rear, radiator and door to:

Rear Hallway
With a large built-in storage cupboard, UPVC double glazed door to the rear and door to:

Cloaks/w.c.
Having a low flush w.c., pedestal wash hand basin, tiled floor, radiator and UPVC double glazed window to the side.

First Floor Landing
Built-in storage cupboard and doors to the bathroom and three bedrooms.

Bedroom 1
13'3" x 10'5" approx (4.04m x 3.18m approx)
Carpeted double bedroom with UPVC double glazed window to the front and a radiator.

Bedroom 2
11'6" x 8'11" approx (3.52m x 2.73m approx)
Carpeted double bedroom with UPVC double glazed window to the front and a radiator.

Bedroom 3
10'4" x 6'7" approx (3.15m x 2.02m approx)
Carpeted bedroom with UPVC double glazed window to the rear and a radiator.

Bathroom
Incorporating a three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled floor and splashbacks, UPVC double glazed window to the rear, radiator and extractor fan.

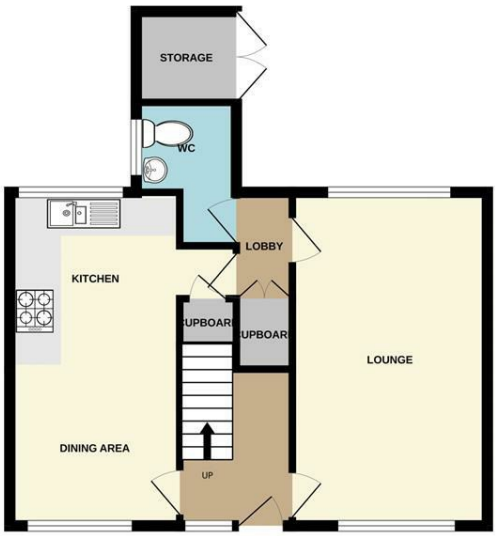
Outside
To the front of the property you will find a lawned garden with a picket fence surround and there is gated access to the rear garden which is primarily lawned, has a decked area, useful storage shed and fenced boundaries.



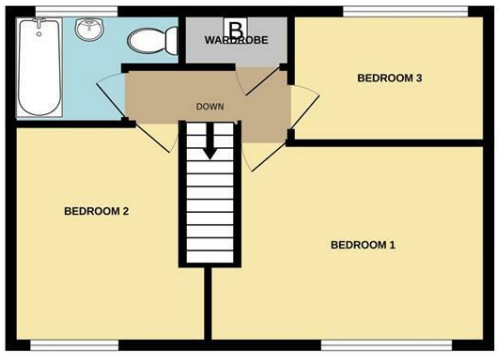


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GROUND FLOOR



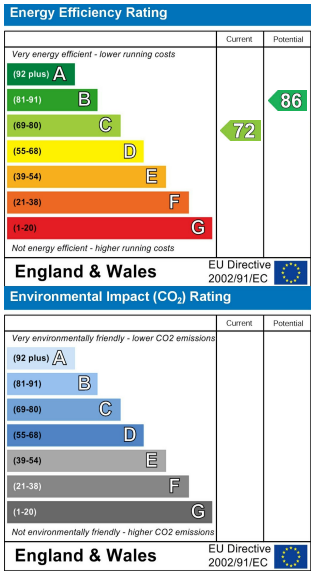

1ST FLOOR




9 ULLDALE COURT, CHILWELL

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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