Robert Ellis

look no further...

Manton Crescent,
Beeston, Nottingham
NG9 2GD

£169,950 Freehold

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A three-bedroom end-terrace house.

Situated in this popular and convenient residential location, just a short distance from a range of local shops and amenities including schools, transport links, The University of Nottingham and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families, and investors.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen, bathroom and WC to the ground floor with three bedrooms to the first floor.

To the front of the property, you will find a gravelled driveway providing car standing for two, and side access leading to the enclosed rear garden, where you will find a patio overlooking the gravelled area beyond, a range of mature shrubs, useful storage shed, and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating, and a versatile living space, however in need of upgrading and modernising, this great property offers plenty of potential, and a early internal viewing comes highly recommended.

Entrance
UPVC double glazed entrance door, stairs to the first floor, and door to the lounge.

Lounge
12'1" x 10'5" (3.7m x 3.2m)
A carpeted reception room with UPVC double glazed window to the front, radiator and door to the kitchen.

Kitchen
9'10" x 8'2" (3m x 2.5m)
Fitted with a range of base and drawer units, work surfaces, sink with drainer, space for a cooker and fridge freezer, two UPVC double glazed windows to the rear, useful under stairs storage cupboard/pantry, and door to the rear hallway and bathroom.

Bathroom
With a panelled bath with electric shower over, pedestal wash hand basin, tiled splashbacks and radiator.

Rear Hallway
With UPVC double glazed door to the rear and door to the WC.

WC
Fitted with a low level WC, corner wash hand basin, and UPVC double glazed window to the rear.

First Floor Landing
With UPVC double glazed window to the side and doors to the three bedrooms.

Bedroom One
13'1" x 8'1" (4m x 2.48m)
A double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two
9'2" x 7'4" (2.8m x 2.25m)
UPVC double glazed window to the rear and radiator.

Bedroom Three
7'6" x 6'10" (2.3m x 2.1m)
UPVC double glazed window to the rear and radiator.

Outside
To the front of the property you will find a gravelled driveway providing car standing for two, and side access leading to the enclosed rear garden, where you will find a patio over looking the gravelled area beyond, a range of mature shrubs, useful storage shed, and fence boundaries.

Material Information
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

Disclaimer
These details and Key facts 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. Full material information is available in hard copy upon request.

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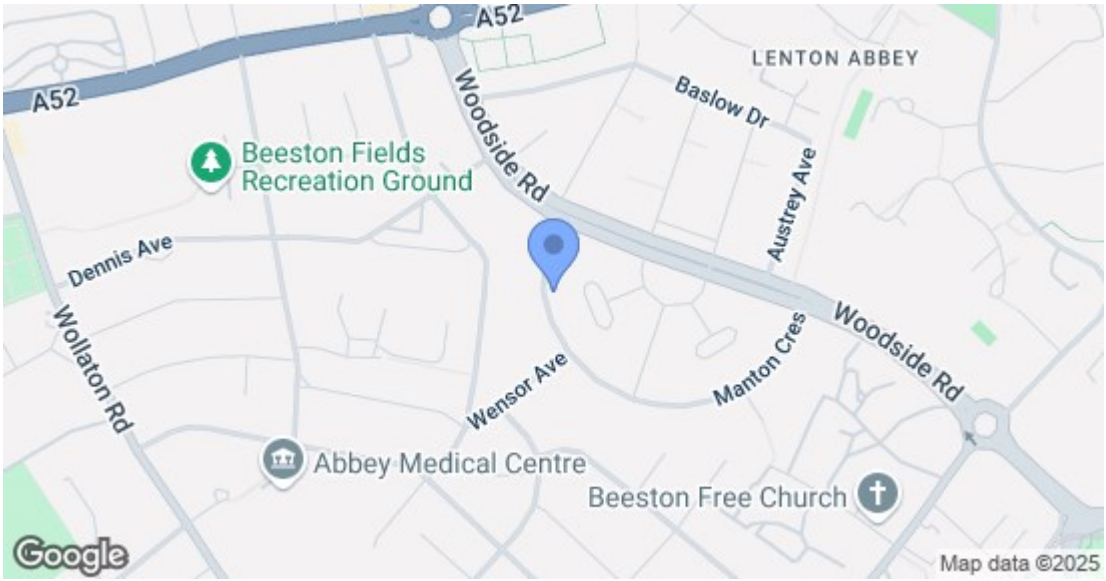

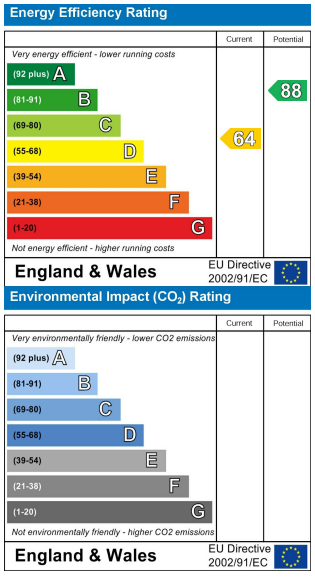

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