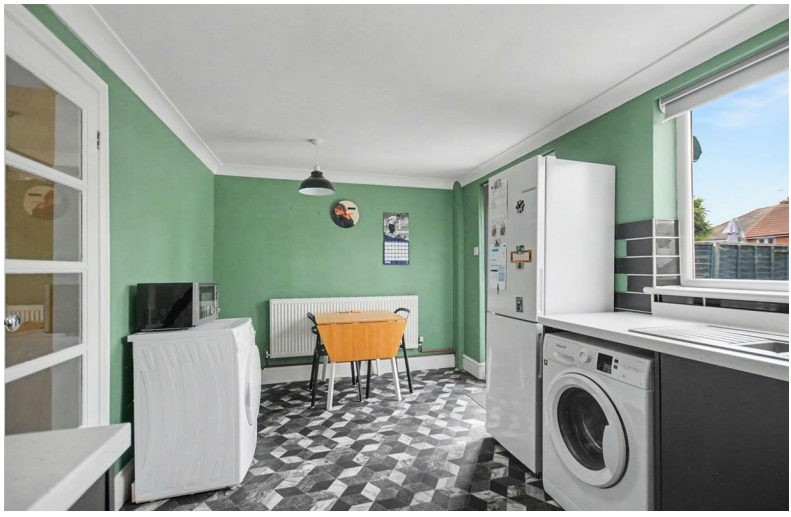
Robert Ellis

look no further...



Harris Road,
Beeston, Nottingham
NG9 4FB

£245,000 Freehold

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Situated on Harris Road in Beeston, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. Additionally, the property includes parking, a valuable asset in this desirable area.

Beeston is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This location offers a perfect blend of suburban tranquillity and urban convenience, making it an ideal choice for families and professionals alike.

With its appealing layout and prime location, this semi-detached house on Harris Road is a wonderful opportunity not to be missed. Whether you are looking to buy or rent, this property is sure to meet your needs and provide a comfortable and welcoming home.

Entrance Hall
Composite entrance door, stairs to the first floor, useful under stairs storage cupboard and opening into the lounge.

Lounge
15'0" x 13'0" (4.58m x 3.98m)
A newly carpeted reception room with UPVC double glazed window to the front, radiator and French doors to the kitchen.

Kitchen
16'4" x 8'10" (5m x 2.7m)
Fitted with a range of modern wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, electric cooker with electric hob and extractor fan over, tiled splashbacks, space for a fridge freezer, plumbing for a washing machine, space for a tumble dryer, radiator, spotlights, UPVC double glazed window to the rear and UPVC double glazed French doors to the rear.

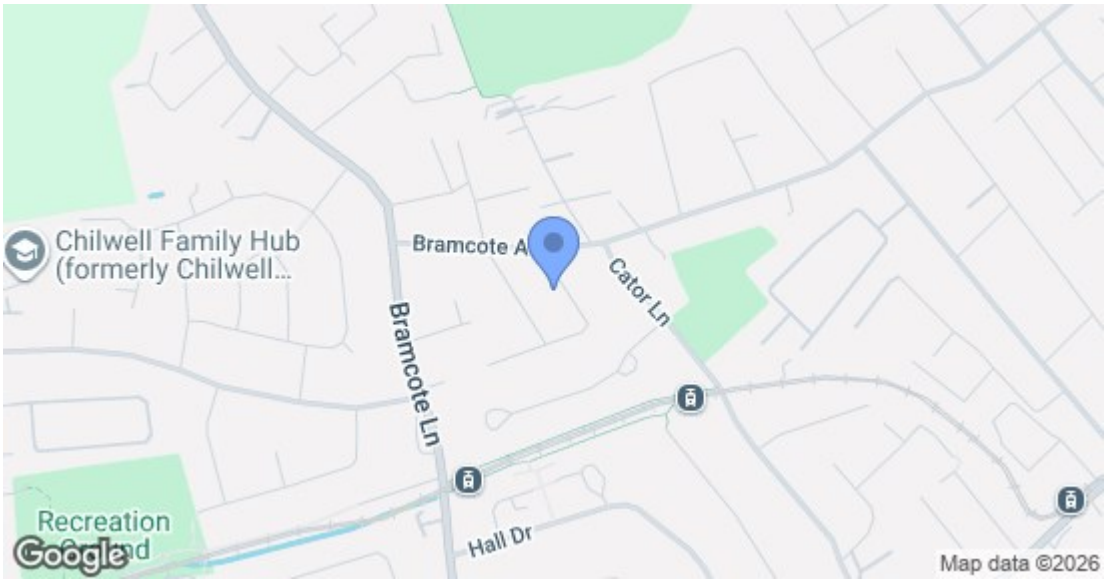
Landing
UPVC double glazed window to the side, loft hatch and doors to the bathroom and two bedrooms.

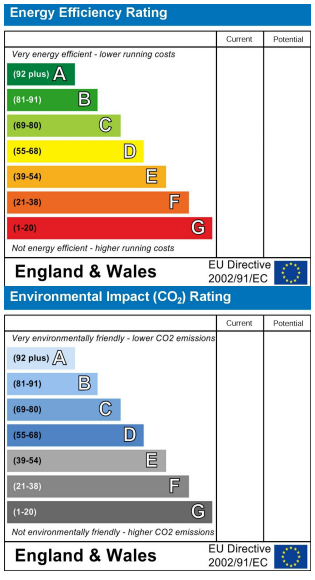
Bedroom One
15'10" reducing to 11'6" x 11'7" (4.83m reducing to 3.51m x 3.55m)
A carpeted double bedroom with two UPVC double glazed windows to the front, new fitted wardrobes, new carpet, and radiator.

Bedroom Two
12'5" x 7'11" (3.8m x 2.42m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
8'6" x 8'0" (2.61m x 2.45m)
Incorporating a four-piece suite comprising panelled bath, shower, wash-hand basin inset to vanity unit, WC, tiled flooring and splashbacks, heated towel rail and UPVC double glazed window to the rear.

Outside
To the front of the property you will find a gravelled frontage with concrete driveway and gated access leading to the private and enclosed rear garden which includes a patio overlooking the lawn and decking beyond, useful storage shed and fence boundaries.





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.