Robert Ellis

look no further...

Newton Street,
Beeston, Nottingham
NG9 1EX

£220,000 Freehold

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An attractive and traditionally styled Victorian two bedroom mid-terrace house.

Ready to move in to accommodation, this stylish property with modern fixtures and fittings throughout is considered ideal for a first time buyer or investor though is likely to appeal to a wide range of potential purchaser.

In brief the internal accommodation comprises; sitting room, open plan kitchen diner, rear hallway and bathroom to the ground floor, rising to the first floor are two double bedrooms.

Outside the property has an enclosed yard/patio to the rear.

Offering a particularly convenient and sought-after residential location within walking distance of a variety of shops and excellent transport links such as the NET tram, Beeston Train station and bus routes and a range of other facilities.

A UPVC double glazed front entrance door leads to:

Sitting Room
11'1" x 11'1" (3.38m x 3.38m)
UPVC double glazed window, laminate flooring, radiator, recess within the chimney breast, cornice ceiling and ceiling rose.

Open Plan Kitchen/Diner
18'4" x 11'1" (narrowing to 5'9") (5.59m x 3.38m (narrowing to 1.75m))
Useful under stairs cupboard, stairs off to first floor landing, part laminate and part tiled flooring, two UPVC double glazed windows, a range of modern fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, inset electric hob with air filter above and electric oven below, integrated fridge and freezer and washing machine and inset ceiling spotlights.

Rear Hallway
With tiled flooring, UPVC double glazed door to the exterior and a cupboard housing the Worcester boiler for domestic hot water and heating.

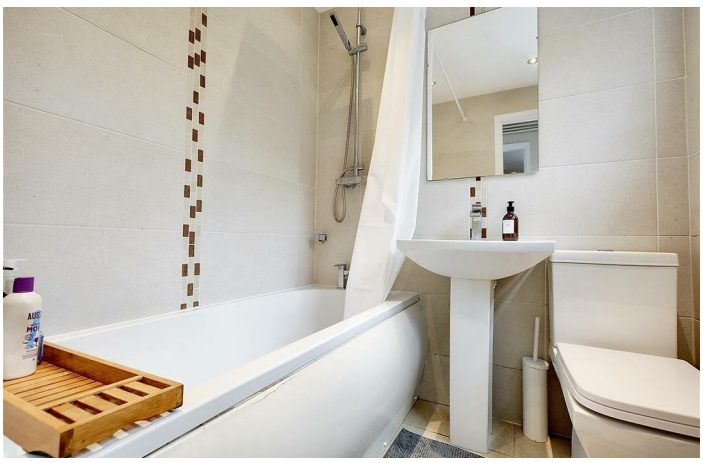
Bathroom
With a three piece suite in white comprising WC, pedestal wash hand basin, bath with shower over, fully tiled walls, tiled flooring, UPVC double glazed window, inset ceiling spotlights, extractor fan and wall mounted heated towel rail.

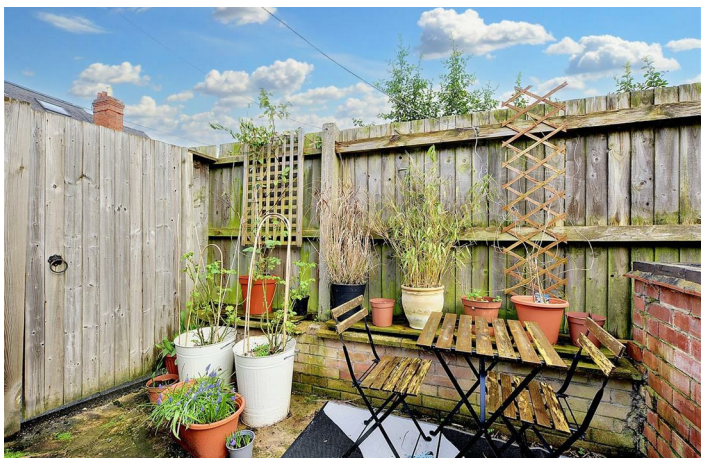
First Floor Landing

Bedroom One
11'1" x 11'1" (3.38m x 3.38m)
UPVC double glazed window and radiator.

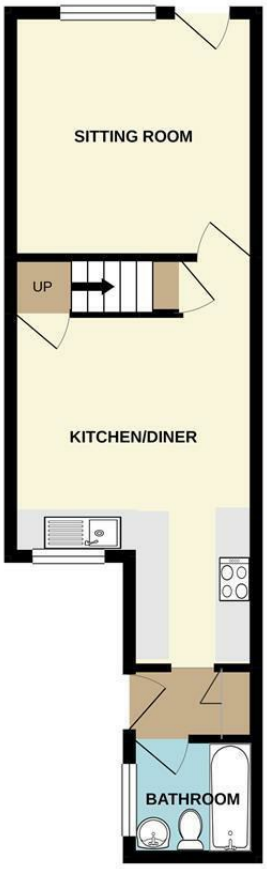
Bedroom Two
11'1" x 11'1" (3.38m x 3.38m)
UPVC double glazed window, radiator and over stairs cupboard with the loft hatch.

Outside
To the rear the property has an enclosed yard/patio area with a bike shed and pedestrian access.

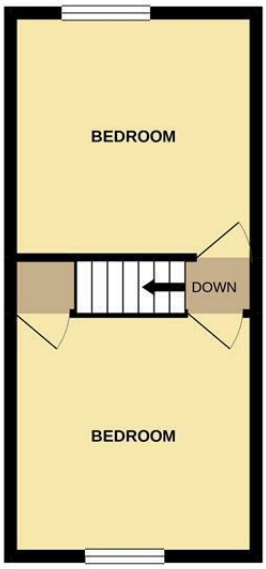




GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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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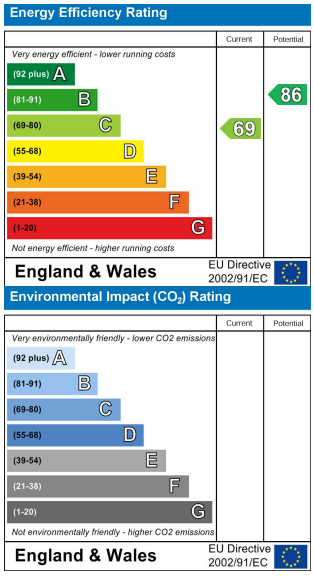

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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