Robert Ellis

look no further...

Lilac Crescent,
Beeston Rylands, Nottingham
NG9 1PX

£270,000 Freehold

0115 922 0888

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A TRADITIONAL THREE BEDROOM, BAY FRONTED, SEMI DETACHED PROPERTY WITH A DRIVEWAY TO THE FRONT AND ENCLOSED GARDEN AT THE REAR.

With the advantage of a kitchen extension to the side, this property would make the ideal purchase for a large variety of buyers including first time buyers, young families or anyone looking to relocate to the vibrant town of Beeston.

The property is situated within walking distance to Beeston High Street and a variety of local amenities including shops, supermarkets, bars and restaurants. It is also within easy commute to both Nottingham University and the Queens Medical Centre, with the benefit of bus and tram links within a short distance away and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, open plan living/dining room and kitchen to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

To the front is a lawned garden, with paved driveway and gated side access to the rear. The low maintenance rear garden is primarily slates with a seating area, vegetable patch and shed.

This property is well worthy of an early internal viewing.

Entrance Hall
Composite door through to entrance hall with tiled flooring and access to under the stairs storage cupboard.

Open Plan Living/Dining Room

Living Room
10'4" x 13'8" approx (3.17m x 4.18m approx)
Hard wood flooring, with radiator, feature fireplace and UPVC double glazed bay window to the front aspect.

Dining Room
10'4" x 13'8" approx (3.15m x 4.18m approx)
Carpeted room, with radiator and UPVC double glazed door to the rear garden.

Kitchen
9'3" x 9'8" approx (2.84m x 2.95m approx)
Recently fitted a range of wall, base and draw units with work surfaces over and inset sink with drainer. Integrated appliances to include electric oven, microwave, hob and dishwasher. Space and fittings for freestanding appliances do to include fridge/freezer and washing machine. Wall mounted combination boiler and 2x UPVC double glazed window to the rear aspect.

First Floor Landing
UPVC double glazed window to the side aspect.

Bedroom 1
10'5" x 13'8" approx (3.19m x 4.18m approx)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom 2
9'4" x 11'2" approx (2.85m x 3.42m approx)
Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bedroom 3
6'8" x 7'10" approx (2.04m x 2.40m approx)
Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bathroom
Three piece suite to include bath with mains powered shower above and glass shower screen, wash hand basin and w.c.

Outside
To the front is a lawned garden, with paved driveway and gated side access to the rear. The low maintenance rear garden is primarily slates with a seating area, vegetable patch and shed.

Council Tax
Broxtowe Borough Council Band B

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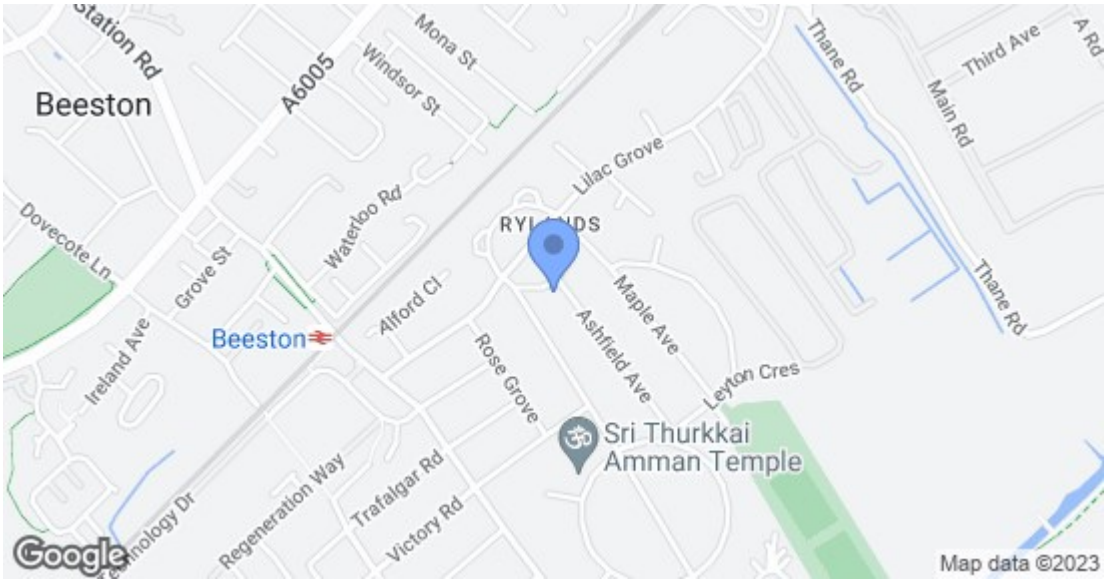
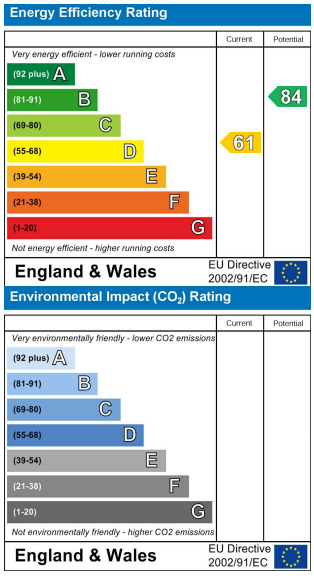
ESTATE AGENTS





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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