Robert Ellis

look no further. . .

A traditional three bedroom, semi detached property with off road parking.

West Crescent
Beeston Rylands, Nottingham NG9 1QE

Offers In The Region Of £285,000 Freehold

A traditional three bedroom semi-detached house, ideally placed for access to a variety of local amenities and transport links. This would be an ideal purchase for a number of buyers including first time buyers, young families or young professionals.

In brief, the property comprises: Entrance hall, living room and open plan kitchen/diner to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

The property benefits from a paved driveway to the front with space for two cars and brick built boundary wall. Gated side access leads to the rear where you will find a well maintained garden with a paved seating area and Astroturf grass with mature shrubs, flower pots and a summer house.

Conveniently placed for access to a range of local amenities including shops, schools, playing fields and public houses, all within walking distance to Beeston town centre and just a short walk to bus and tram stops in and around the city and Beeston train station for journeys further afield.

This property is well worth of an early viewing to be full appreciated.

Entrance Hallway
A UPVC double glazed door leads to entrance hall with laminate flooring, radiator and access to under stairs storage cupboard currently housing the dryer.

Living Room
10'2" x 12'6" (3.100 x 3.830)
With laminate flooring, radiator and UPVC double glazed bay window with fitted shutters to the front aspect.

Kitchen/Diner
16'4" x 13'8" (4.989 x 4.179)
With laminate flooring, wall, base and drawer units, worksurfaces over and inset sink with drainer. Space and fittings for freestanding appliances to include seven ring gas oven, fridge/freezer and washing machine. UPVC double glazed window and French doors to the rear garden.

First Floor Landing
Carpeted landing, with UPVC double glazed window to the side aspect and access to the loft hatch.

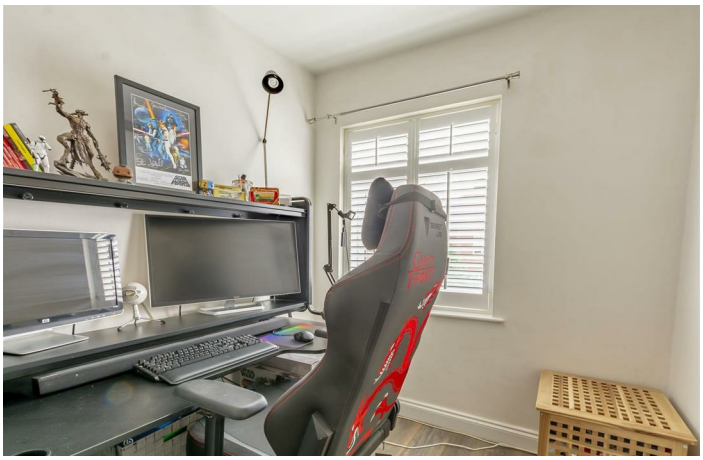
Bedroom One
10'3" x 13'8" (3.141 x 4.178)
With laminate flooring, radiator and UPVC double glazed window to the rear aspect.

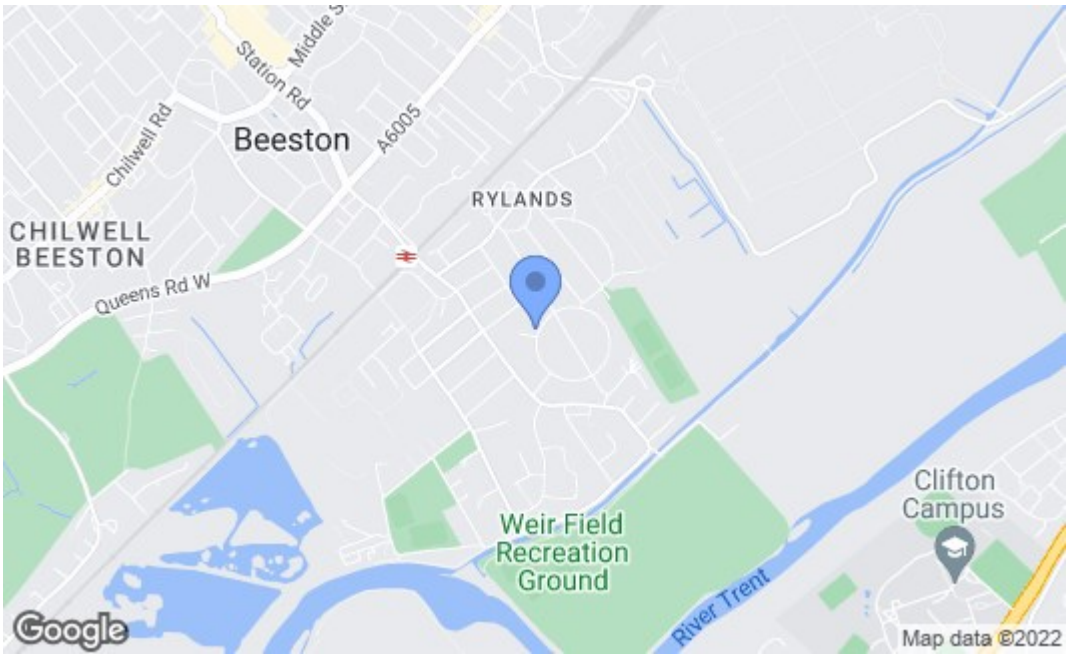
Bedroom Two
9'2" x 10'11" (2.817 x 3.332)
With laminate flooring, radiator and UPVC double glazed window with fitted shutters to the front aspect.

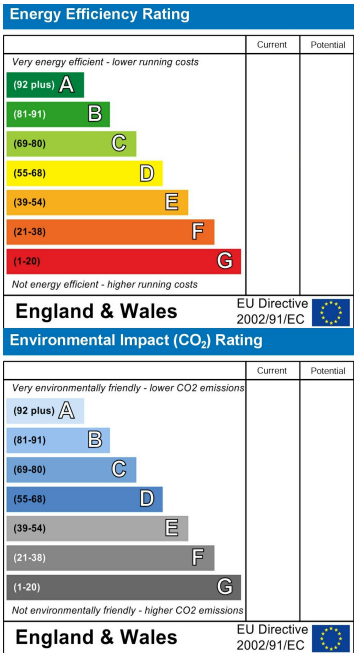
Bedroom Three
6'10" x 8'0" (2.098 x 2.441)
With laminate flooring, radiator and UPVC double glazed window with fitted shutters to the front aspect.

Bathroom
Tiled bathroom with four piece suite comprising walk in mains powered shower with glass shower screen, bath, WC and sink.

Outside
To the front of the property is a paved driveway with space for up to two cars and a brick built boundary wall. Gated side access leads to the rear where you will find a well maintained garden with a paved seating area and Astroturf grass with mature shrubs, flower pots and a summer house.







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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888