Robert Ellis

look no further...

Wilkinson Avenue,
Beeston, Nottingham
NG9 2NL

£255,000 Freehold

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A spacious four bedroom Victorian mid terraced house.

Situated in this popular and convenient residential location in walking distance of a variety of local shops and amenities, including schools, transport links, Beeston town centre and Nottingham University. This fantastic property is considered an ideal opportunity for a range of potential purchasers including families and investors.

In brief, the internal accommodation which is split over three floors comprises lounge/bedroom, dining room and kitchen to the ground floor. With two good size double bedrooms, a bathroom and separate WC to the first floor. A further double bedroom and single bedroom/study to the second floor.

Outside, the property benefits from a small, mature garden to the rear, with a lawn, seating area and a useful brick built storage space.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, ready to move into condition and chain free vacant possession, this property is well worthy of an early internal viewing.

ENTRANCE HALL
With a front door and a door to the dining room and lounge/bedroom four.

LOUNGE/BEDROOM FOUR
12'3" x 9'5" (3.74 x 2.88)
A carpeted room with uPVC double glazed window to the front and radiator.

DINING ROOM
12'7" x 12'0" (3.86 x 3.68)
Carpeted room with uPVC double glazed window to the rear, radiator, stairs to the first floor, useful understairs storage space and door to the kitchen.

KITCHEN
12'0" x 7'5" (3.68 x 2.28)
With a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, tiled floor, tiled splashbacks, space for a cooker with extractor fan over, space for a fridge/freezer, plumbing for washing machine, space for a tumble dryer, radiator, uPVC double glazed window to the rear and uPVC double glazed door to the side.

FIRST FLOOR LANDING
With stairs to the second floor and doors to the bathroom, WC and two bedrooms.

BEDROOM ONE
12'9" x 12'2" (3.9 x 3.73)
Carpeted double bedroom with uPVC double glazed window to the front and radiator.

BEDROOM TWO
12'2" x 9'6" (3.72 x 2.9)
Carpeted double bedroom with uPVC double glazed window to the rear and radiator.

BATHROOM
Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled splashbacks, radiator, uPVC double glazed window to the rear, airing cupboard housing the hot water cylinder and extractor fan.

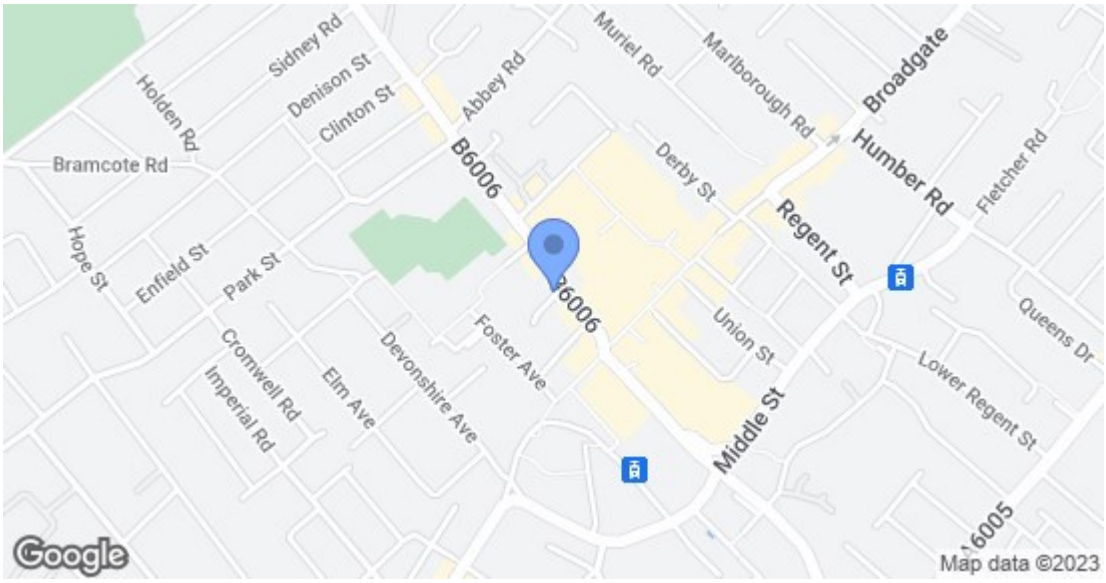
SEPARATE WC
With a WC and UPVC double glazed window to the side.

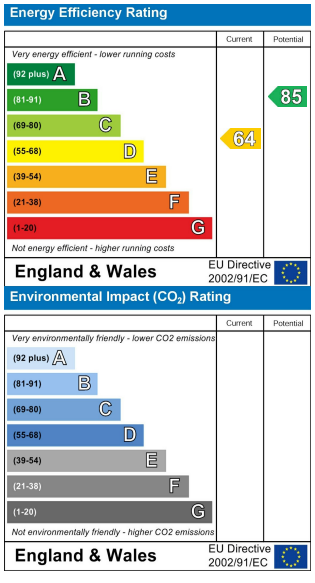
SECOND FLOOR LANDING
Loft hatch and doors to the third bedroom and study/bedroom five.

BEDROOM THREE
10'7" x 6'7" (3.25 x 2.03)
A carpeted bedroom with a Velux window and radiator.

STUDY/SINGLE BEDROOM
11'9" x 9'6" (3.6 x 2.91)
A carpeted single room with Velux window and radiator. There is also potential to knock the two bedrooms on the second floor into one to create a much bigger double bedroom if the incoming purchaser needs more space.

OUTSIDE
Outside, the property benefits from a small, mature garden to the rear, with a lawn, seating area and a useful brick built storage space.





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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