Robert Ellis

look no further...

Lilac Crescent,
Beeston, Nottingham
NG9 1PD

£260,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A Traditional, three bedroom, semi detached property within a popular location.

This property is the ideal purchase for a large variety of buyers including first time buyers, young families or anyone looking add to a buy to let portfolio.

The property is situated within walking distance to Beeston High Street and therefore has the advantage of a variety of local amenities including, shops, supermarkets, bars and restaurants, Nottingham University and the Queens Medical Centre. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Living Room, Open Plan Kitchen Diner and Conservatory to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

To the front of the property is a paved garden with walled boundary and paved driveway for off road parking, leading to the car port and side access to the rear garden. The enclosed garden is primarily paved, providing a low maintenance space for a seating area, with mature shrubs and fenced boundaries.

This well presented property provides the perfect opportunity for any buyer to put their own stamp on their next purchase without having to carry out any major renovations. With UPVC double glazed and gas central heating this property is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed door through to the porch.

Entrance Hall
Secondary door through to the entrance hall with access to under stairs storage cupboard.

Living Room
10'0" x 17'10" (3.06 x 5.45)
Carpeted room, with radiator and UPVC double glazed bay window to the front aspect.

Kitchen/Diner
15'11" x 10'3" (4.86 x 3.14)
Wall, base and draw units with work surfaces over, inset sink with drainer. Integrated electric oven and hob with extractor fan above. Space and fittings for freestanding appliances to include fridge freezer and washing machine. UPVC double glazed sliding door to the conservatory.

Conservatory
10'7" x 9'8" (3.25 x 2.96)
Tiled flooring with UPVC double glazed windows and door to the rear garden.

First Floor Landing

Bedroom One
8'11" x 13'7" (2.72 x 4.15)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom 2
8'11" x 10'11" (2.74 x 3.35)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

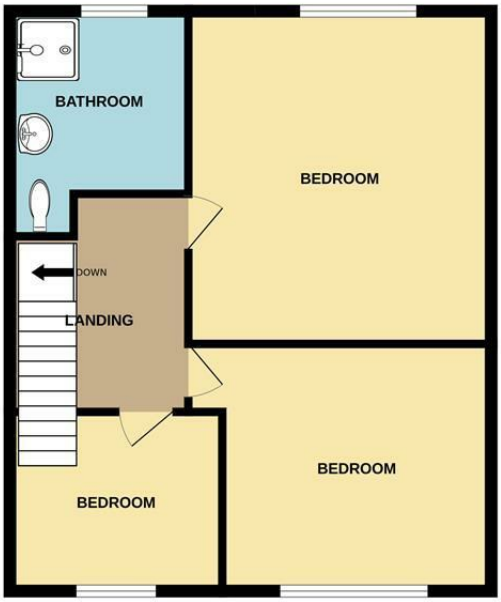
Bedroom 3
6'7" x 7'10" (2.03 x 2.41)
Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bathroom
Three piece suite to include walk in electric power shower, wash hand basin and WC. Access to cupboard housing the boiler and loft hatch.

Outside
To the front of the property is a paved garden with walled boundary and paved driveway for off road parking, leading to the car port and side access to the rear garden. The enclosed garden is primarily paved, providing a low maintenance space for a seating area, with mature shrubs and fenced boundaries

GROUND FLOOR

1ST FLOOR



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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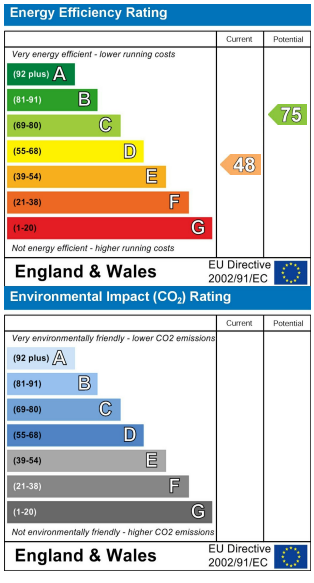

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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888