

Walleth Avenue,  
Beeston, Nottingham  
NG9 2QR

**£289,950 Freehold**



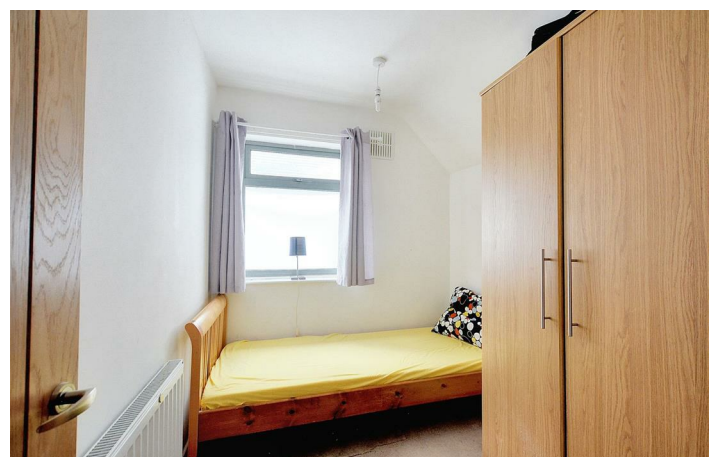
A spacious three bedroom semi-detached house with a garage.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, The Queens Medial Centre and The University of Nottingham, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, downstairs WC, open plan kitchen diner, lounge and utility room to the ground floor, with three good sized bedrooms and family bathroom to the first floor.

To the front of the property you will find a lawned garden with a driveway that leads down the side of the property where you will find gated access to the private and enclosed rear garden.

Offered to the market with the benefit of modern fixtures, UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door, laminate flooring and doors to the kitchen diner and downstairs WC.

### WC

Fitted with a low level WC, wash hand basin, tiled splashback, laminate flooring and double glazed window to the front.

### Kitchen Diner

15'9" x 11'10" (4.81m x 3.63m )

With laminate flooring, a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob, integrated dishwasher, space for a fridge freezer, tiled splashback, two double glazed windows to the side, spotlights to ceiling, contemporary radiator, UPVC double glazed sliding doors to the rear, stairs to the first floor and doors to the lounge and utility.

### Utility

With plumbing for a washing machine and tumble dryer, work surface, spotlights to ceiling, double glazed window to the side and a wall mounted Ideal combination boiler.

### Lounge

14'4" x 12'11" (4.39m x 3.94m )

A carpeted reception room with UPVC double glaze French doors to the rear, double glazed window to the front and radiator.

### First Floor Landing

With loft hatch, UPVC double glazed window to the front, useful storage cupboard and doors to the bathroom and three bedrooms.

### Bedroom One

12'11" x 11'7" (3.96m x 3.54m )

A carpeted double bedroom with built in wardrobe, UPVC double glazed window to the front and rear and radiator.

### Bedroom Two

8'9" x 7'9" (2.67m x 2.38m )

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

9'4" x 7'0" (2.87m x 2.14m )

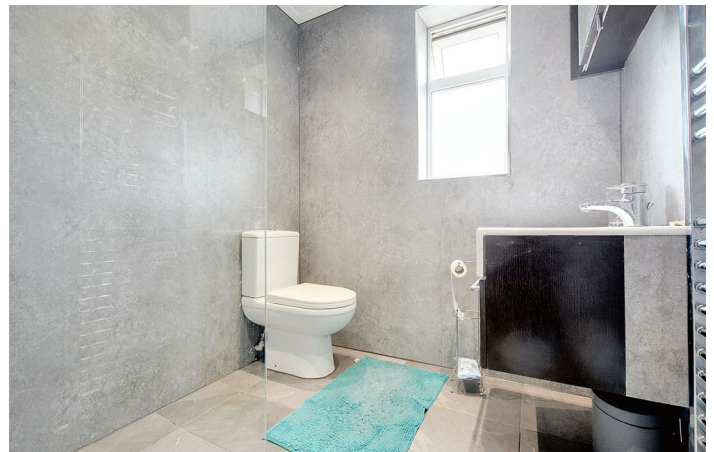
A carpeted Bedroom with UPVC double glazed window to the side and radiator.

### Bathroom

A wet room incorporating a three piece suite comprising; walk in shower, wash hand basin inset to vanity unit, low level WC, laminate flooring, UPVC double glazed window to the rear, spotlights to ceiling and wall mounted heated towel rail.

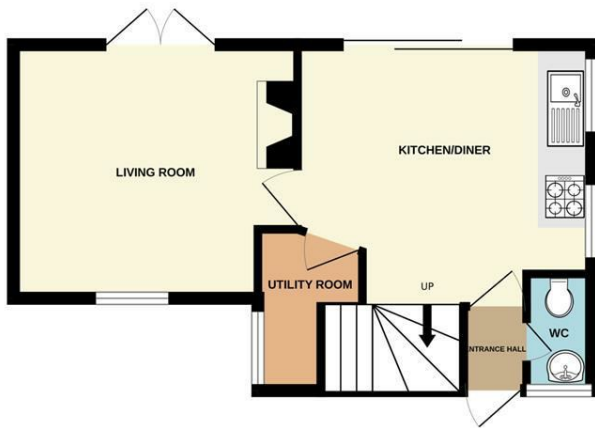
### Outside

To the front of the property you will find a lawned garden with a driveway that leads down the side of the property where you will find gated access to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, useful storage unit and a separate garage.

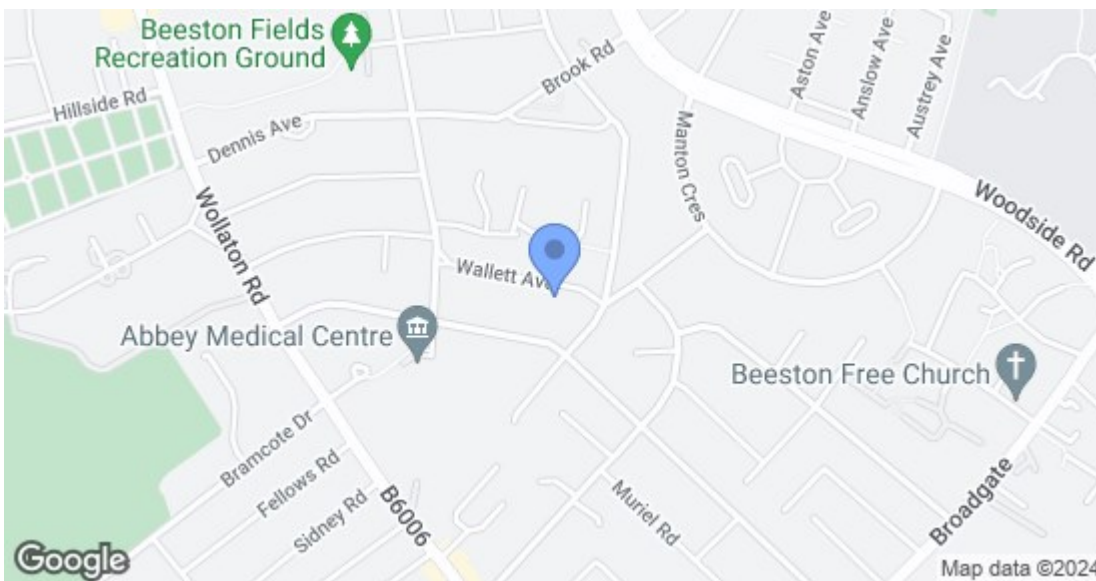
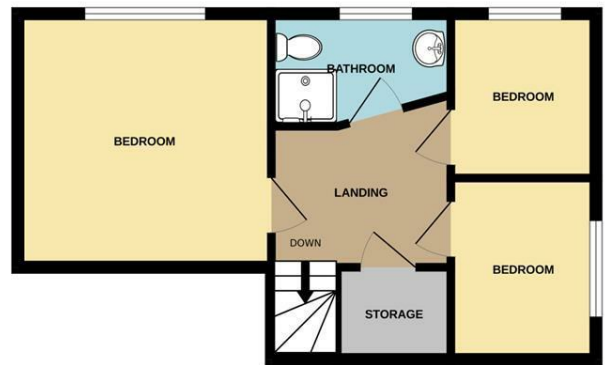




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.