



Beech Avenue
Beeston Rylands, Nottingham NG9 1QH

Offers Over £270,000

A traditional 1930s three bedroom semi-detached house with a conservatory to the rear.



A traditional 1930s three bedroom semi-detached house with a conservatory to the rear.

Offering well proportioned and presented internal accommodation with modern fixtures and fittings throughout, this versatile house with an open plan lounge, diner and conservatory will suit a range of potential purchasers and offers ready to move into accommodation.

In brief, the internal accommodation comprises: Entrance hallway, kitchen, open plan lounge, diner and conservatory to the ground floor. Rising to the first floor are two good sized double bedrooms, a further single bedroom and a four piece bathroom.

Outside the property has a driveway to the front providing car standing and to the rear has a landscaped primarily lawned garden with useful store/shed.

Occupying an established and sought after residential location, a short walk from Beeston canal and Beeston train station and readily accessible for Beeston town centre which offers a variety of shops and services.



Entrance Hallway

A UPVC double glazed entrance door leads to hallway with radiator, fitted meter cupboard, tiled flooring, stairs off to first floor landing, inset ceiling spotlights, a fitted under stairs cupboard and a further walk in under stairs cupboard.

Kitchen

10'2" x 5'4" (3.10 x 1.64)

With a range of fitted wall and base units, worksurfaces with tiled splashbacks, single sink and drainer with mixer tap, inset gas hob with electric oven below and extractor above, integrated fridge and freezer, a slimline dishwasher, UPVC double glazed window and tiled flooring.

Dining Room

13'8" x 10'2" (4.19 x 3.11)

With radiator, UPVC double glazed patio doors through to the conservatory and laminate flooring.

Lounge

13'9" x 10'2" (4.20 x 3.10)

With UPVC double glazed window to the front, radiator, fuel effect gas fire with granite style hearth and surround and Adam style mantle.

Conservatory

9'2" x 8'11" (2.81 x 2.74)

With UPVC double glazed windows and patio doors leading to the rear garden and tiled flooring.

First Floor Landing

With UPVC double glazed window.

Bedroom One

13'8" x 10'2" (4.17 x 3.10)

With UPVC double glazed window, radiator and airing cupboard housing the Ideal boiler.

Bedroom Two

11'8" x 9'1" (3.58 x 2.78)

With UPVC double glazed window, radiator and laminate flooring.

Bedroom Three

7'11" x 6'8" (2.43 x 2.04)

With UPVC double glazed window, radiator and laminate flooring.

Bathroom

Incorporating a four piece suite comprising WC, bath, wash hand basin inset to vanity unit, shower cubicle with mains controlled shower, part tiled walls, tiled flooring, wall mounted heated towel rail, inset ceiling spotlights, extractor fan and UPVC double glazed window.

Outside

To the front the property has a driveway providing ample car standing with gated access leading along the side. To the rear the property has an outside tap, patio, a landscaped garden with lawn, shrubs and trees, stocked beds and border and a useful store/shed.

Store/Shed

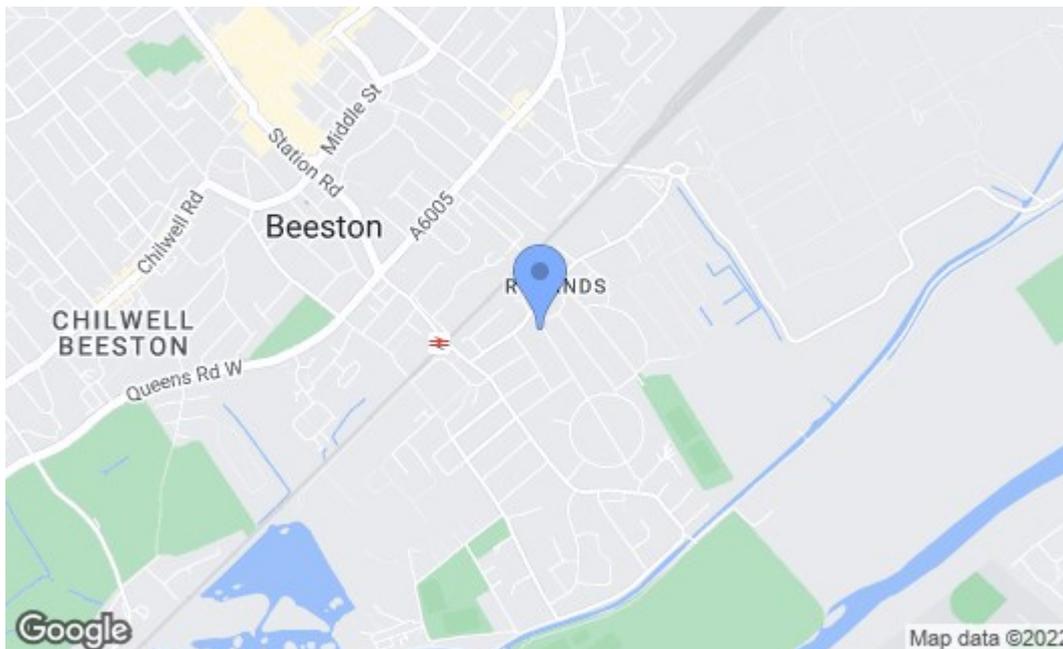
14'0" x 8'2" (4.28 x 2.51)

With pedestrian door to to the side, plumbing for a washing machine, light and power.





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 for any prospective purchase. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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