Robert Ellis

look no further...







62 Meadow Road
Beeston Rylands
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£230,000

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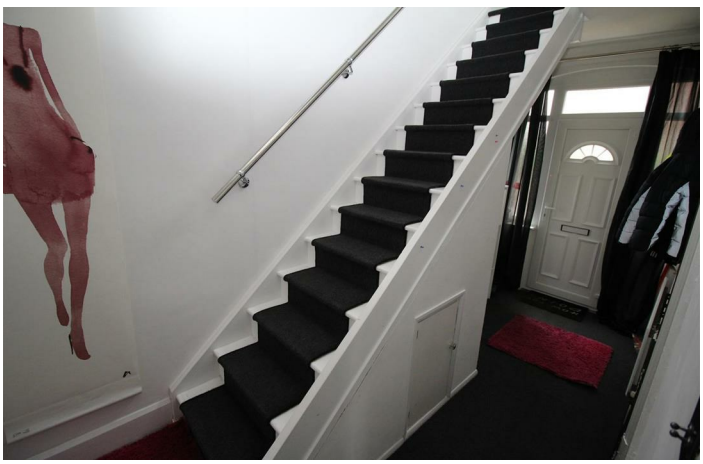


A deceptively spacious three double bedroom semi-detached house.

Gas centrally heated and double glazed accommodation in this popular and sought after location with an enclosed, private, low maintenance garden to the rear.

In brief the accommodation which is accessed via a side entrance door to a spacious hallway and landing, two separate reception rooms and a re-fitted contemporary breakfast/kitchen. Rising to the first floor are three double bedrooms and bathroom/shower and WC.

Ideally located for easy access to Beeston town centre, the internal accommodation which is deceptively spacious is truly deserving of an early internal inspection.





Entrance hallway with radiator, UPVC double glazed entrance door and window to the side, stairs to the first floor and doorway to:

Lounge
15'10" x 12'0" (4.831 x 3.658)
Radiator and UPVC double glazed bay window to the front.

Rear Reception Room
12'11" x 12'8" (3.961 x 3.88)
Radiator, UPVC double glazed windows to the side and rear.

Breakfast Kitchen
18'7" x 9'10" (5.671 x 3.0)
Incorporating an extensively re-fitted range of wall and base cupboards with contrasting dark work surfacing and inset composite sink with mixer tap. Five burner gas hob with glass splash back and glass and aluminium extractor, integrated oven, plumbing for washing machine and further appliance space, table and chair space, double glazed windows to the side and rear and UPVC double glazed rear exit door.

First Floor Landing
With UPVC double glazed window to the side and access to:

Bedroom One
13'1" x 12'1" (3.989 x 3.690)
With central heating radiator and UPVC double glazed window to the front.

Bedroom Two
12'11" x 12'4" (3.957 x 3.781)
With laminate flooring, radiator and UPVC double glazed windows to the side and rear.

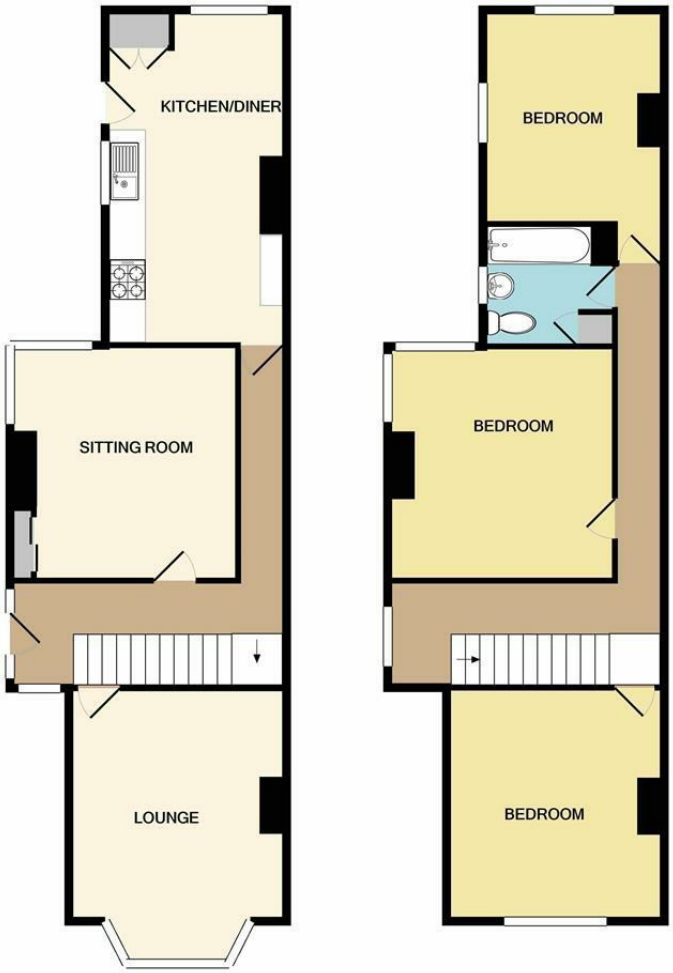
Bedroom Three
11'4" x 10'0" (3.476 x 3.051)
With central heating radiator and UPVC double glazed windows to the side and rear.

Bathroom
Incorporating a re-fitted contemporary white three piece suite, pedestal wash hand basin, low flush WC and panelled bath with splash panel screen and electric shower over, tiled walls and splashbacks and radiator.

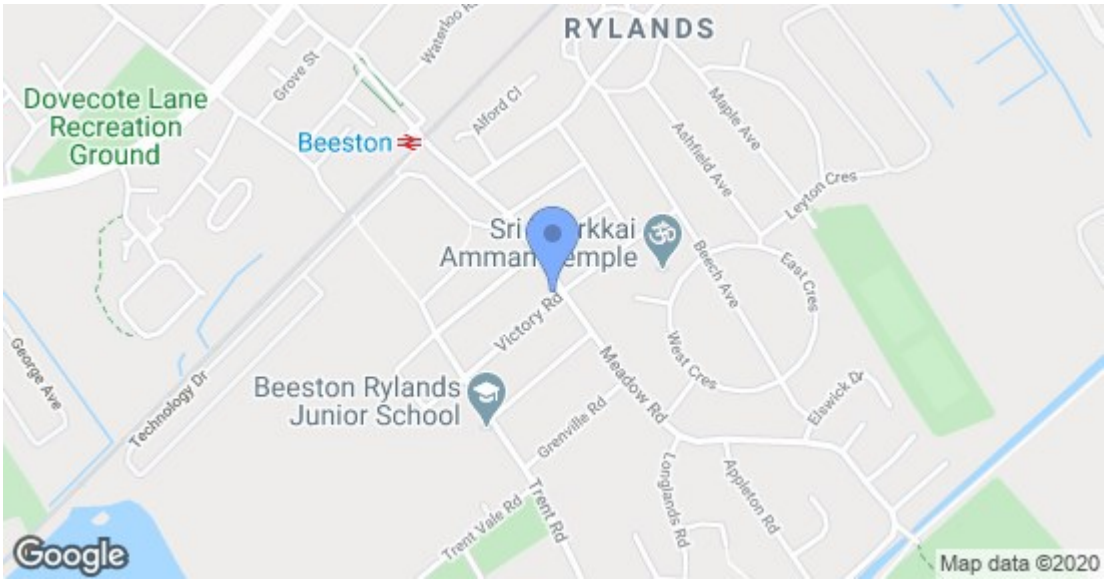
Outside
Situated on the corner with Meadow and Victory Road the property has a walled forecourt and enclosed garden with astro-turf, walled and fenced with decked patio area enjoying sun towards the end of the day.

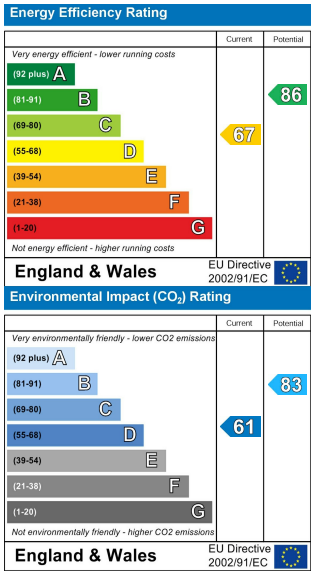






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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