Robert Ellis

look no further. . .







53 Trafalgar Road
Beeston Rylands, NG9 1LB

A traditional two double bedroom period semi-detached house.

£195,000

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In brief the internal accommodation comprises: Lounge with bay window to the front leading through to a rear dining room and kitchen. To the first floor are two double bedrooms and a four piece bathroom including corner shower cubicle.

Forecourt and enclosed gardens at the rear compliment this ideal first purchase for which an early internal viewing comes highly recommended.





Lounge
12'9" x 11'2" (3.887 x 3.411)
With stripped wood floors, radiator, recessed chimney breast with fire inset and UPVC double glazed Oriel style bay window to the front and double glazed front entrance door.

Inner Hallway
With under stairs storage cupboard for coats and shoes leading through to:

Dining Room
12'3" x 11'3" (3.737 x 3.448)
With stripped wood floor, radiator and recessed chimney breast with inset fire. Enclosed stair to the first floor, double glazed window to the rear and doorway to:

Kitchen
12'5" x 5'11" (3.804 x 1.828)
Incorporating single drainer sink unit with single bowl, electric cooker point, appliance space and wall mounted Baxi gas boiler (for central heating and hot water), tiled splashbacks, double glazed windows to the side and double glazed rear exit door. There is potential to extend using existing outbuildings subject to the necessary planning permissions.

First Floor Landing
With access to:

Bedroom One
11'3" x 11'1" (3.439 x 3.389)
With central heating radiator, double glazed window to the front, recessed chimney breast and over stairs storage cupboard.

Bedroom Two
12'2" x 8'2" (3.731 x 2.497)
With radiator and double glazed window to the rear.

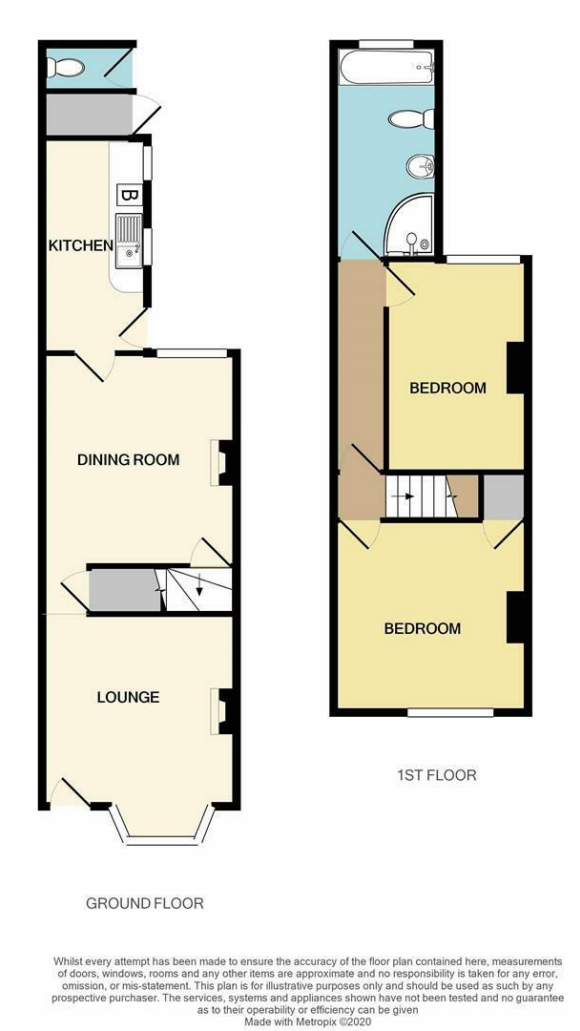
Bathroom
Incorporating a white contemporary four piece suite to pedestal wash hand basin, low flush WC and panelled bath with hand held shower attachment. Separate quadrant shower cubicle with Mira shower, tiled walls and splashbacks, radiator, stripped wood flooring and double glazed window to the rear.

Outside
Forecourt with brick walls. Rear garden with gated access to the front and rear of the garden. Two integral brick built outbuildings, one with outside WC and the second providing extra storage and a garden shed at the rear. Fruiting greengage tree and low maintenance synthetic grass.

Directional Note
Proceeding out of Beeston on Station Road, passing over the traffic light junction with Queens Road to the continuation of Station Road becoming Meadow Road Beeston Rylands, turning right onto Trafalgar Road and proceed down where the property can be located on the left hand side.







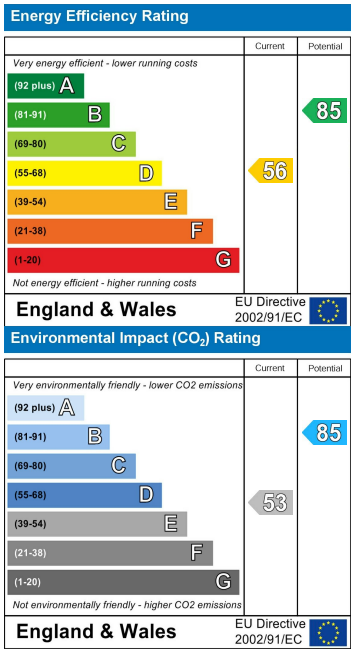
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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