



**Wharton Crescent  
Beeston, Nottingham NG9 1RJ**

**Offers In Excess Of  
£225,000**

A beautifully presented three bedroom end of terrace house tucked away in a small and sought after development in central Beeston.

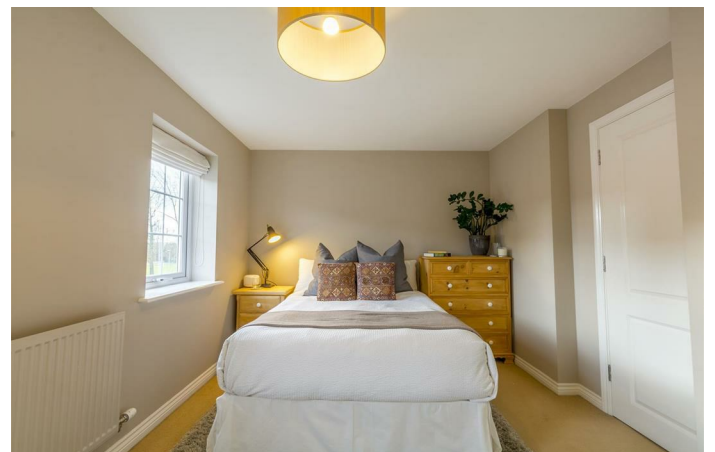
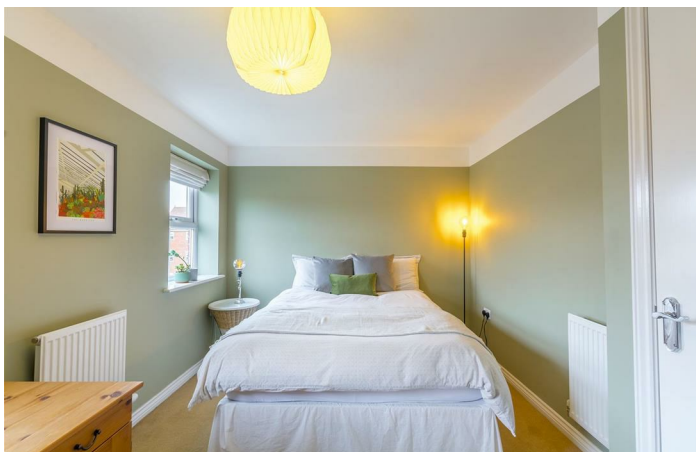


A beautifully presented three bedroom end of terrace house tucked away in a small and sought after development in central Beeston just a short walk from the town centre and the beautiful Attenborough nature reserve and well placed for excellent transport links such as the NET tram and Beeston train station, this property is considered an ideal opportunity for a first time buyer, investor or young family looking for their next home.

In brief the internal accommodation comprises: Entrance hallway with storage cupboards, bedroom with en-suite and utility room to the ground floor. To the first floor is a kitchen/diner and living room and to the second floor are two double bedrooms one with en-suite and a bathroom.

To the front of the property there is a driveway leading to the garden. To the rear is a paved seating area with lawn beyond and mature flower bed surrounds with the addition of a pond, shed and tree.

Considered an ideal opportunity for a variety of buyers, this fantastic property is well worthy of an early internal viewing.



### Entrance Hallway

UPVC door through to carpeted entrance space with radiator and access to two storage cupboards (one housing the boiler). Also provides access to the integral garage.

### Bedroom Three

10'5" x 8'5" (3.187 x 2.577)

A carpeted room with radiator and double glazed French doors through to the garden currently used by the vendor as a study.

### En-Suite

Incorporating a three piece suite comprising walk in mains powered shower, low flush WC and pedestal wash hand basin.

### Utility Room

4'5" x 9'8" (1.368 x 2.947)

Wall and base units with worksurfacing over, one and a half bowl sink with drainer, space and plumbing for free standing washing machine and UPVC double glazed door to the rear garden.

### First Floor Landing

With UPVC double glazed window and radiator.

### Living Room

15'3" x 15'5" (4.651 x 4.724)

Carpeted room with radiator and double glazed window to the front with double glazed French doors leading to the Juliet balcony.

### Kitchen

15'3" x 11'1" (4.649 x 3.392)

With wall, base and drawer units with worksurfaces over, tiled splashbacks, one and a half bowl sink and drainer, integrated electric oven and gas hob with extractor fan over, space and plumbing for free standing fridge freezer and dishwasher, UPVC double glazed window to the rear garden with UPVC double glazed door to the balcony overlooking the rear aspect.

### Second Floor Landing

With radiator, access to the loft and cupboard housing the water tank.

### Bedroom One

13'4" x 9'3" (4.084 x 2.836)

Carpeted room with radiator and two double glazed windows to the front aspect.

### En-Suite

Incorporating a three piece suite comprising a double walk in mains powered shower, low flush WC and pedestal wash hand basin.

### Bedroom Two

15'3" x 9'1" (4.664 x 2.771)

Carpeted room with two radiators and two UPVC double glazed windows to the rear aspect.

### Bathroom

Incorporating a three piece suite comprising bath with shower handset, low flush WC and pedestal wash hand basin.

### Outside

To the front of the property there is a driveway leading to the garage. To the rear is a paved seating area with lawned area beyond and flower bed surrounds, a pond and a shed.





GROUND FLOOR

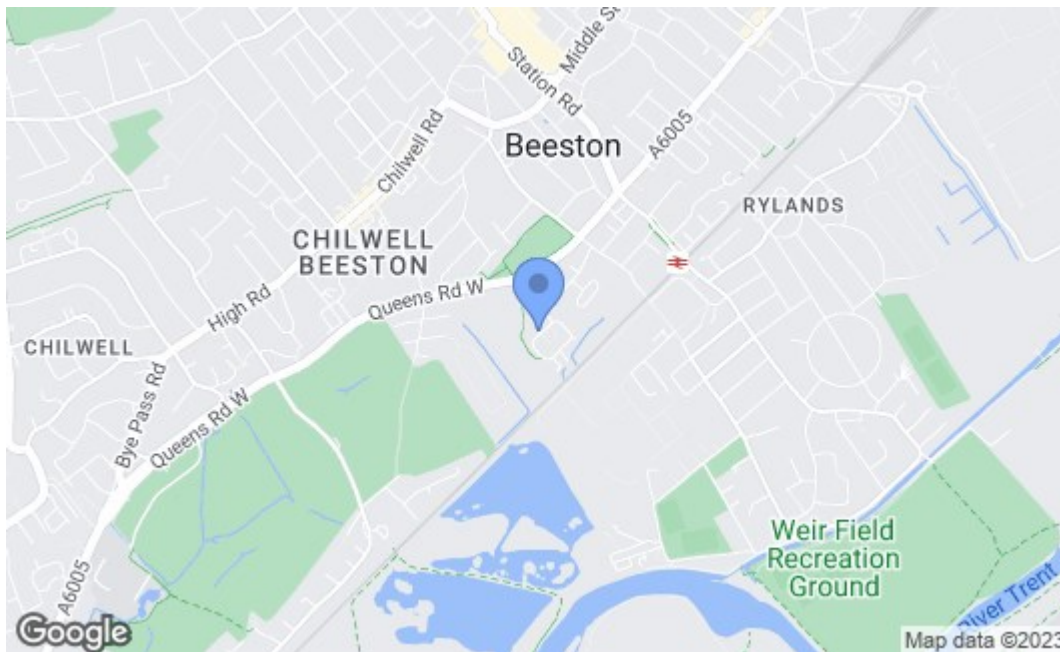
1ST FLOOR

2ND FLOOR

6 WHARTON CRESCENT, BEESTON

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(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	

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