Robert Ellis

look no further...







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£200,000

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AN ATTRACTIVE AND TRADITIONAL EXTENDED THREE BEDROOM MID-TERRACED HOUSE.

Having been well maintained and upgraded by the current vendor this excellent period property boasts original features and has a particularly appealing open plan kitchen and diner with log burner.

In brief the stylish interior comprises hallway, sitting room, open plan kitchen diner with seating area and bathroom to the ground floor and to the first floor are three bedrooms.

Outside the property has a walled frontage and paving and to the rear has an enclosed garden with patio area, shed and summer house/office.

Occupying an enviable position within North West Beeston conveniently situated for Beeston town centre which offers a variety of shops and services, the A52 and M1 as well as the NET tram and Beeston train station this property is a great opportunity well worthy of viewing.





Entrance Hall
UPVC sealed unit double glazed entrance door leads to hallway with feature tiled flooring, radiator and stairs off to first floor landing.

Sitting Room
12'11" x 12'1" (3.94 x 3.70)
Exposed and varnished floorboards, radiator, UPVC double glazed bay window and a decorative fire surround with tiled hearth.

Kitchen Diner
20'3" x 10'4" (6.19 x 3.16)
Laminate flooring, radiator, useful under stairs pantry cupboard, solid fuel burner mounted upon a tiled hearth with rustic brick surround, feature roof lantern, two UPVC double glazed windows, further UPVC double glazed door leading to the exterior, fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, plumbing for a washing machine, electric hob with air filter above and oven below, further appliance space and a wall mounted Ideal combination boiler for domestic hot water and heating.

Bathroom
With fitments in white comprising WC, pedestal wash hand basin, bath with shower off the taps, part tiled walls, radiator, two UPVC double glazed windows, extractor fan and tiled flooring.

First Floor Landing
With loft hatch.

Bedroom One
12'1" x 10'11" (3.70 x 3.33)
UPVC double glazed window, radiator and walk in wardrobe with UPVC double glazed window.

Bedroom Two
10'2" x 9'1" (3.11 x 2.79)
UPVC double glazed window and radiator.

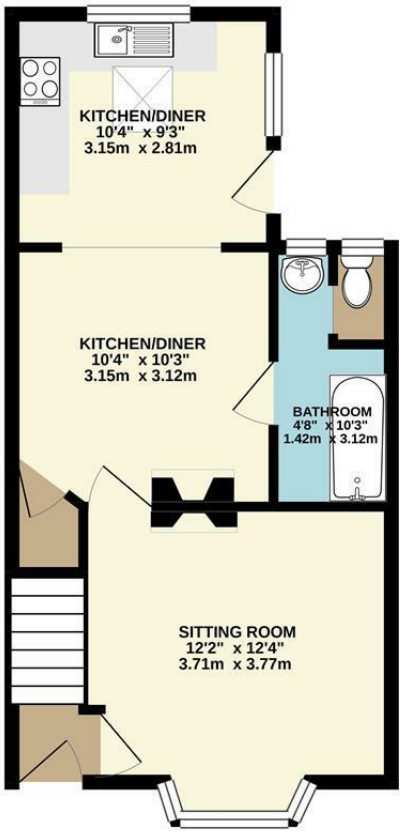
Bedroom Three
7'3" x 6'0" (2.21 x 1.83)
UPVC double glazed window.

Outside
To the front the property has walled boundary with a forecourt that has paving and stocked borders. To the rear the property has a particularly well presented low maintenance enclosed garden with a block paved patio, further area with slate chippings, a lawn, shed and useful office/summer house.

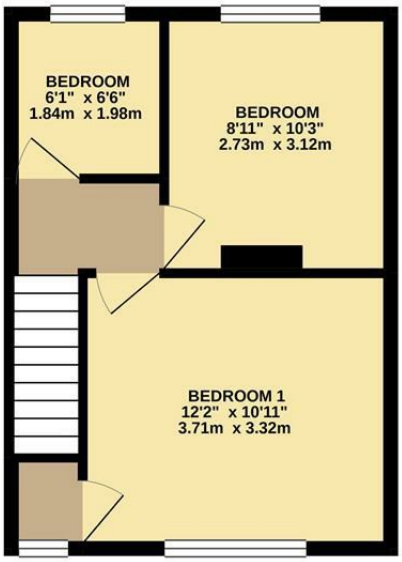




GROUND FLOOR

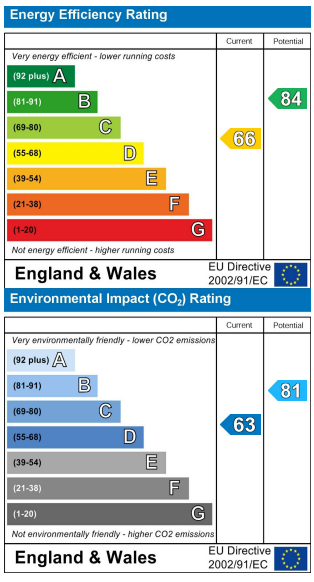


1ST FLOOR



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 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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