Robert Ellis

look no further...

York Avenue,
Beeston, Nottingham
NG9 1GZ

£250,000 Freehold

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IMMACULATELY PRESENTED THREE BEDROOM END TERRACE HOUSE.

Situated in this popular and convenient residential location, readily accessible for a wide range of local shops and amenities including Beeston town centre, schools and transport links, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises of an entrance hall, lounge, open plan kitchen diner to the ground floor with two good size double bedrooms, third single bedroom and family bathroom to the first floor.

To the front of the property you will find a gravelled driveway and gated side access leading to the generous, private and enclosed rear garden which includes a concrete patio with a lawn and gravelled area beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fenced boundaries.

Offered to the market with a range of modern fixtures and fittings throughout, UPVC double glazing and gas central heating and ready to move into condition, this property must be viewed in order to be fully appreciated.

Entrance Hall
With a composite front door, stairs to the first floor and door to:

Lounge
11'3" x 11'2" approx (3.44m x 3.41m approx)
With UPVC double glazed window to the front, open fireplace with tiled surround, radiator and door to:

Kitchen Diner
14'4" x 12'2" approx (4.39m x 3.73m approx)
With a range of modern wall, base and drawer units, work surfaces, sink with drainer and mixer tap, space for a fridge freezer and cooker with tiled splashback and extractor fan over, plumbing for a washing machine and tumble dryer, feature exposed brick wall, radiator, useful understairs storage cupboard, two UPVC double glazed windows to the rear and a composite door to the rear.

First Floor Landing
With loft hatch and doors to:

Bedroom 1
12'1" x 8'5" approx (3.69m x 2.58m approx)
With wooden floorboards, UPVC double glazed window to the rear and radiator.

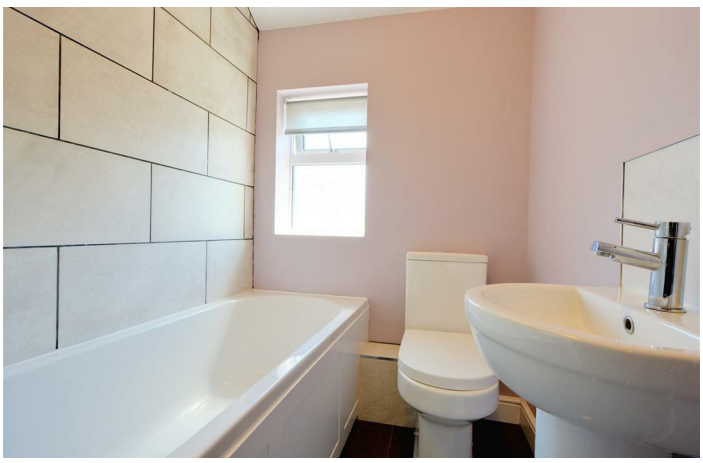
Bedroom 2
11'2" x 9'3" approx (3.42m x 2.82m approx)
With wooden floorboards, UPVC double glazed window to the front and radiator.

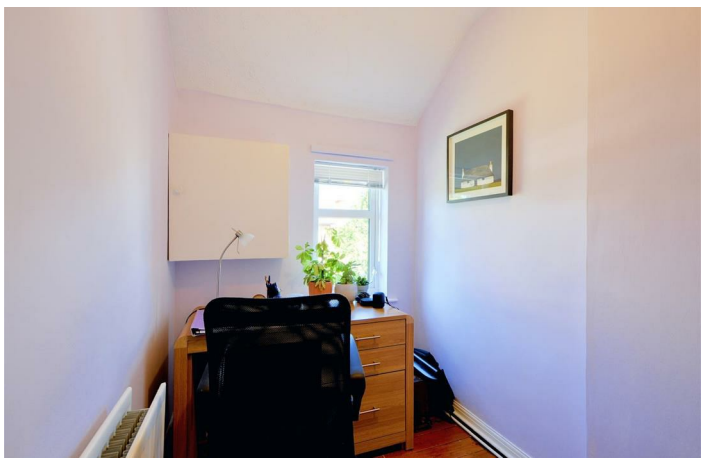
Bedroom 3
9'2" x 5'7" approx (2.8m x 1.71m approx)
With wooden floorboards, UPVC double glazed window to the rear and radiator.

Bathroom
7'3" x 4'11" approx (2.23m x 1.5m approx)
Incorporating a three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low flush w.c., tiled flooring and splashbacks, UPVC double glazed window to the front and heated towel rail.

Outside
To the front of the property you will find a gravelled driveway and gated side access leading to the generous, private and enclosed rear garden which includes a concrete patio with a lawn and gravelled area beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fenced boundaries.

Council Tax
Broxtowe Borough Council Band A





GROUND FLOOR

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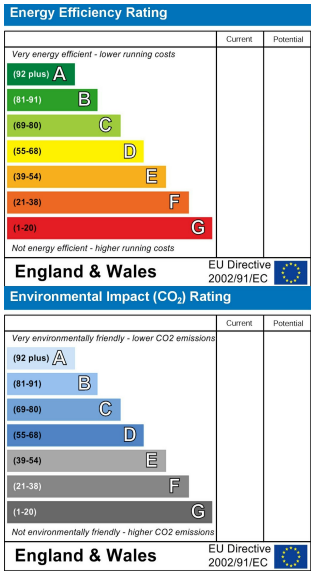
1ST FLOOR



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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