Robert Ellis

look no further...

Beech Avenue,
Beeston Rylands, Nottingham
NG9 1QH

£215,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A traditionally styled and constructed bay fronted three bedroom semi-detached house offering excellent potential.

Requiring a full programme of renovation and improvement though offering excellent potential for the incoming purchaser to upgrade to their taste and requirements.

In brief the internal accommodation comprises; entrance hall, dining room, sitting room and kitchen, rising to the first floor are two double bedrooms a further single bedroom, a separate WC and bathroom.

Outside the property has a gated drive providing car standing and mature gardens to both front and rear.

Offered to the market with chain free vacant possession and being situated in a established and sought after residential location, conveniently situated for Beeston Train Station and canal, as well as local shops and a variety of other useful services.

Entrance Hallway
UPVC double glazed entrance door, storage heater and stairs leading to the first floor.

Dining Room
13'0" x 10'2" (3.97m x 3.12m)
UPVC double glazed bay window to the front, electric storage heater and electric fire with tile surround.

Kitchen
13'6" x 5'5" (4.12m x 1.67m)
Fitted with a range of wall, base and drawer units, work surfacing, single sink and drainer unit with hot and cold taps, useful appliance space, partly tiled walls, vinyl flooring, under stair storage space, two UPVC double glazed windows, UPVC double glazed door to the side.

Sitting Room
13'10" x 10'1" (4.22m x 3.09m)
UPVC double glazed bay window, storage heater and electric fire with Adam-style surround.

First Floor Landing
UPVC double glazed window and loft hatch.

Bedroom One 4.19m x 3.09m
UPVC double glazed window and ceramic tile file surround.

Bedroom Two
11'3" x 9'0" (3.44m x 2.76m)
UPVC double glazed window.

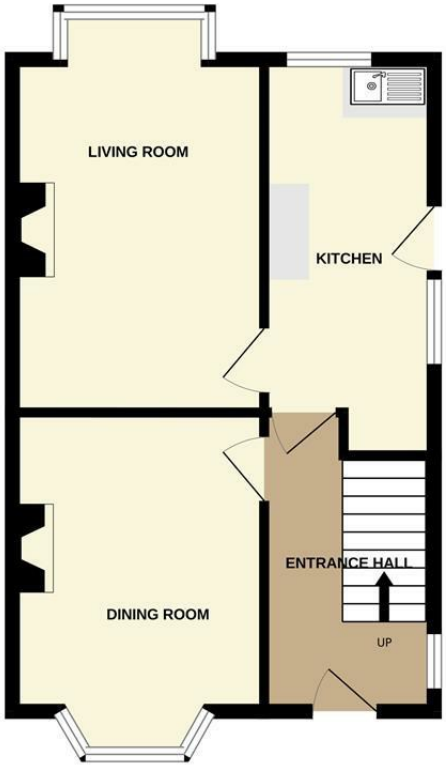
Bedroom Three
8'0" x 6'9" (2.46m x 2.06m)
UPVC double glazed window.

Separate WC
Fitted with a low level WC and UPVC double glazed window.

Bathroom
Fitted with a pedestal wash hand basin, bath with shower over, part tiled walls, UPVC double glazed window, airing cupboard housing the hot water cylinder with shelves above.

Outside
To the front the property has a gated drive and wall boundary with a low maintenance gravelled style shrub border. Gated side access leads to the side of the property where there is a useful store, mature garden with patios, lawn, mature shrubs and trees.

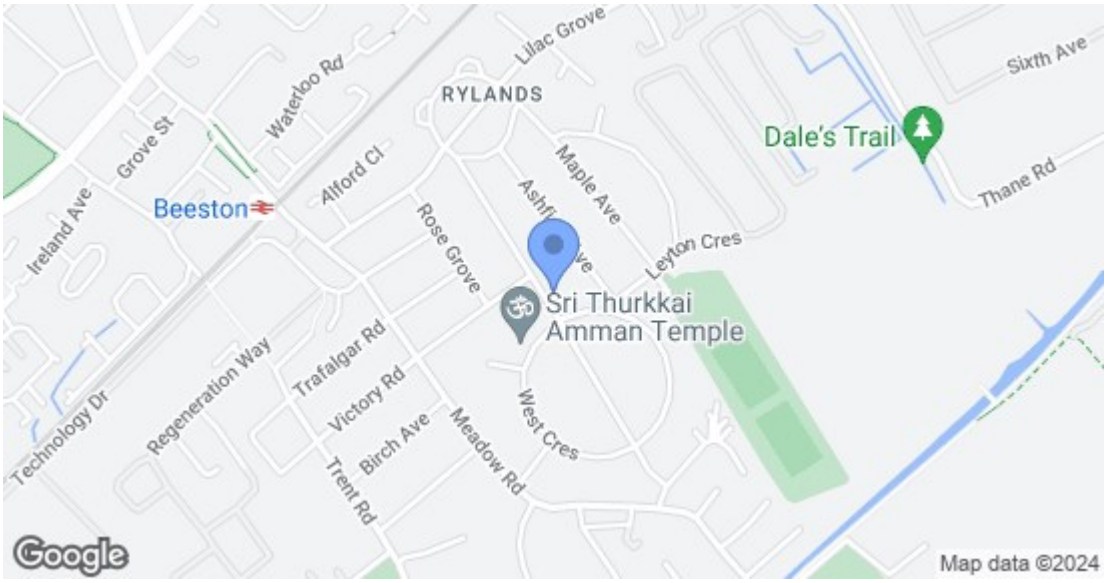
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

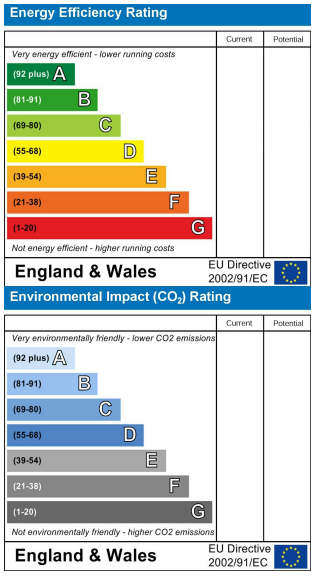


1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.

TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

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.
Made with Metropix ©2024





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888