



Denison Street,  
Beeston, Nottingham  
NG9 1AY

**£325,000 Freehold**



A well presented, three bedroom, Victorian Semi Detached property situated in a sought after part of Beeston with the benefit of no upward chain.

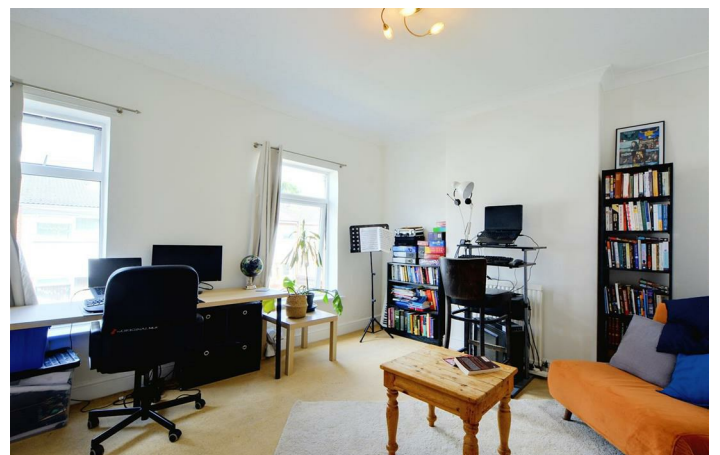
Suitable for a large variety of buyers, this wonderful home is likely to appeal to either young professionals, growing families or any buyer looking to relocate to the vibrant town of Beeston.

Centrally located, it is within walking distance to a large variety of amenities including, shops, the Arc cinema, the gym, supermarkets, bars and restaurants. There is also easy access to Nottingham University and the Queens Medical Centre if required. It is also within close proximity to both bus and tram links for trips in and around the city and Beeston train station is nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance door through to Living Room, Dining Room and Kitchen to the ground floor. Then rising to the first floor are two good-sized bedrooms and family bathroom. Then on the top floor is the final spacious bedroom.

There is also the advantage of a small paved garden to the front with gated side access to the rear garden. This is primarily lawned with a paved seating area and brick built shed to the bottom.

With the benefit of double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.



## Living Room

12'11" x 14'6" (3.95 x 4.44)

Traditional door to the living room, with wood effect laminate flooring, radiator, feature fireplace and mantle with colourful tiled insets down either side and UPVC double glazed bay window to the front aspect.

## Dining Room

12'9" x 12'0" (3.91 x 3.66)

Wood effect laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

## Kitchen

9'7" x 12'9" (2.94 x 3.90)

A range of wall, base and draw units with worksurfaces over, inset sink with drainer and tiled splashbacks. Space and fittings for freestanding appliances to include gas oven, fridge/freezer and washing machine. UPVC double glazed window and door to the rear garden.

## First Floor Landing

### Bedroom 1

Wood effect laminate flooring, with radiator and 2x UPVC double glazed windows to the front aspect.

### Bedroom 2

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom 3

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

## Bathroom

Four piece suite to include corner bath, freestanding walk in mains powered shower, wash hand basin and WC.

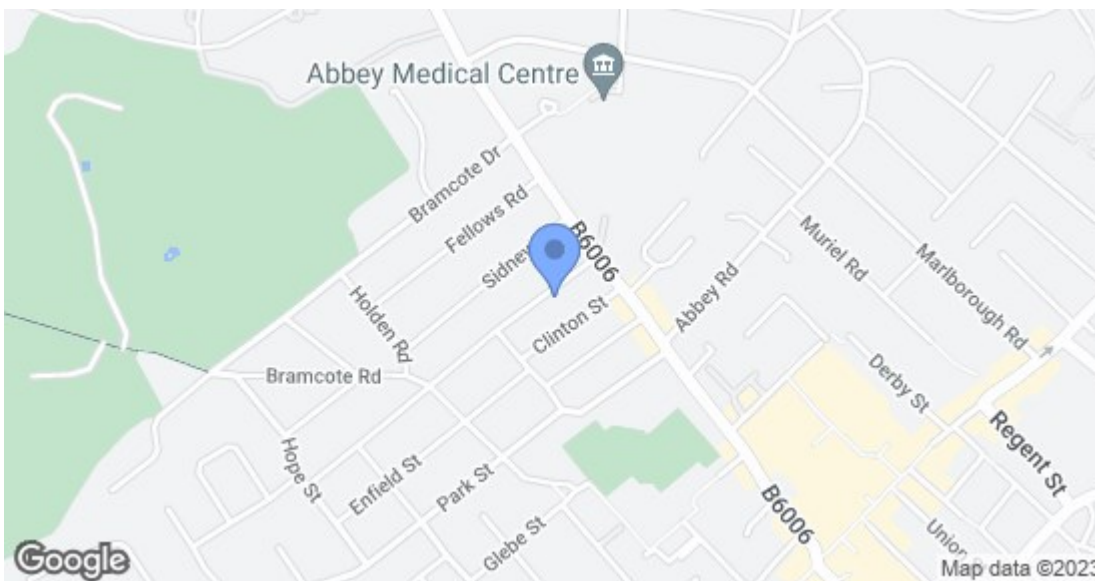
## Outside

There is also the advantage of a small paved garden to the front with gated side access to the rear garden. This is primarily lawned with a paved seating area.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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