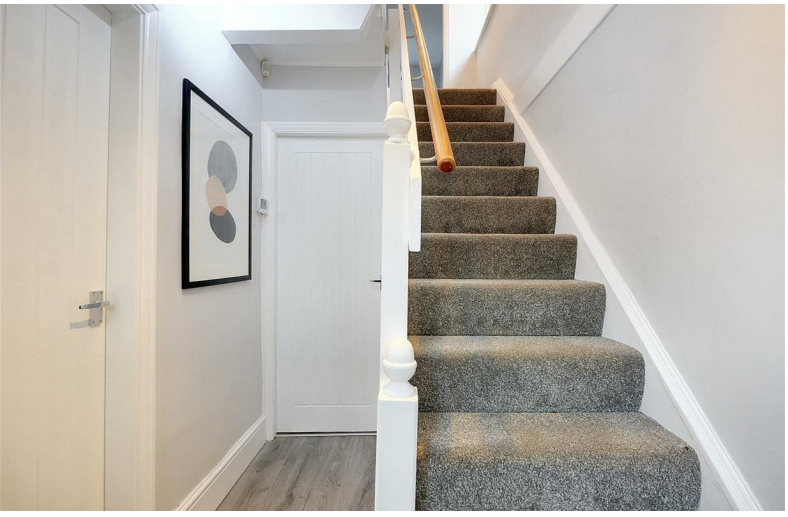
Robert Ellis

look no further...



Mottram Road,
Beeston, Nottingham
NG9 4FW

£220,000 Freehold

A extended and well presented three bedroom semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston Town Centre and the A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, kitchen diner and shower room to the ground floor with a main suite bedroom and further two good sized bedrooms to the first floor.

To the front of the property you will find a blocked paved driveway and side access leading to the private and enclosed rear garden which includes. a patio seating area, a range of mature trees and shrubs and fenced boundaries.

Having been upgraded and renovated by the current vendors, this great property is offered to the market with the benefit of gas central heating and UPVC double glazing throughout along with ready to move in condition and chain free vacant possession.

Entrance Hall
UPVC double glazed entrance door with flanking window, stairs leading to the first floor, radiator and doors leading to the kitchen diner and lounge.

Lounge
15'9" x 10'1" (4.82m x 3.08m)
With laminate flooring, UPVC double glazed window to the front, radiator and electric fire.

Kitchen Diner
15'11" x 12'9", (reducing to 7'2" (4.86m x 3.89, (reducing to 2.19m)
With laminate flooring, a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, a cooker, washing machine, dryer and space for a fridge, two UPVC double glazed windows to the rear, radiator, useful under stair storage space, UPVC double glazed door to the rear garden and a door to the shower room.

Shower Room
Incorporating a three piece suite comprising; shower, wash hand basin inset to vanity unit, low level WC, radiator, laminate flooring and UPVC double glazed window to the rear.

First Floor Landing
With UPVC double glazed window to the side, stairs rising from the ground floor, loft hatch and doors to the three bedrooms.

Main Bedroom Suite
10'4" x 9'10" (3.16m x 3m)
A carpeted double bedroom with UPVC double glazed window to the front, radiator and door leading into the en-suite

En-suite
Fitted with a three piece suite comprising; shower, low level WC, wash hand basin inset into vanity unit and laminate flooring.

Bedroom Two
12'11" x 7'10" (3.94m x 2.4m)
A carpeted bedroom with UPVC double glazed window the rear and radiator.

Bedroom Three
9'5" x 8'0" (2.89m x 2.44m)
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Outside
To the front of the property you will find a blocked paved driveway and side access leading to the private and enclosed rear garden which includes. a patio seating area, a range of mature trees and shrubs and fenced boundaries.

Council Tax Band
Broxtowe Brough Council Band B

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.

TOTAL FLOOR AREA : 871 sq.ft. (80.9 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.
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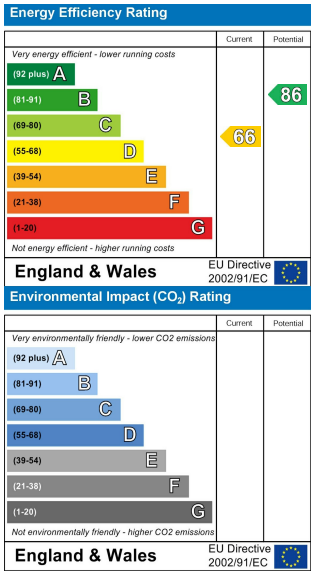

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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