Robert Ellis

look no further...

Dallas York Road,
Beeston, Nottingham
NG9 2EZ

£220,000 Freehold

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A WELL PRESENTED AND SPACIOUS FOUR BEDROOM VICTORIAN MID TERRACED HOUSE.

Situated in this popular and convenient residential location, within walking distance of a variety of local shops and amenities, including schools, transport links, Nottingham University, QMC and Boots head office. This property is considered to be a fantastic opportunity for a range of potential purchasers, including investors, young professionals and families.

In brief, the internal accommodation comprises bedroom/dining room, lounge, kitchen and bathroom to the ground floor with three good sized bedrooms rising to the first floor.

Outside, the property benefits from shared side access from the front leading to the private and enclosed, well maintained rear garden which has a small patio overlooking the lawn beyond, useful storage shed and fence boundaries.

Offered to the market with the benefit of uPVC double glazing and gas central heating throughout, ready to move into condition and CHAIN FREE vacant possession. This great property is well worthy of an internal viewing in order to be fully appreciated.

BEDROOM FOUR/DINING ROOM
12'0" x 11'8" (3.66 x 3.58)
With laminate flooring, uPVC double glazed door and window to the front, radiator and a door to the lounge.

LOUNGE
12'0" x 11'11" (3.67 x 3.65)
With laminate flooring, useful understairs storage cupboard, radiator, stairs to the first floor, uPVC double glazed window to the rear and a door to the kitchen.

KITCHEN
12'4" x 6'11" (3.77 x 2.12)
With a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, space for a cooker, fridge and freezer, plumbing for a washing machine, tiled splashbacks, radiator, uPVC double glazed door and windows to the sides, door to the bathroom.

BATHROOM
Incorporating a three piece suite comprising a panel bath with electric shower over, pedestal wash hand basin, WC, tiled walls, laminate flooring, heated towel rail, uPVC double glazed window to the side and an extractor fan.

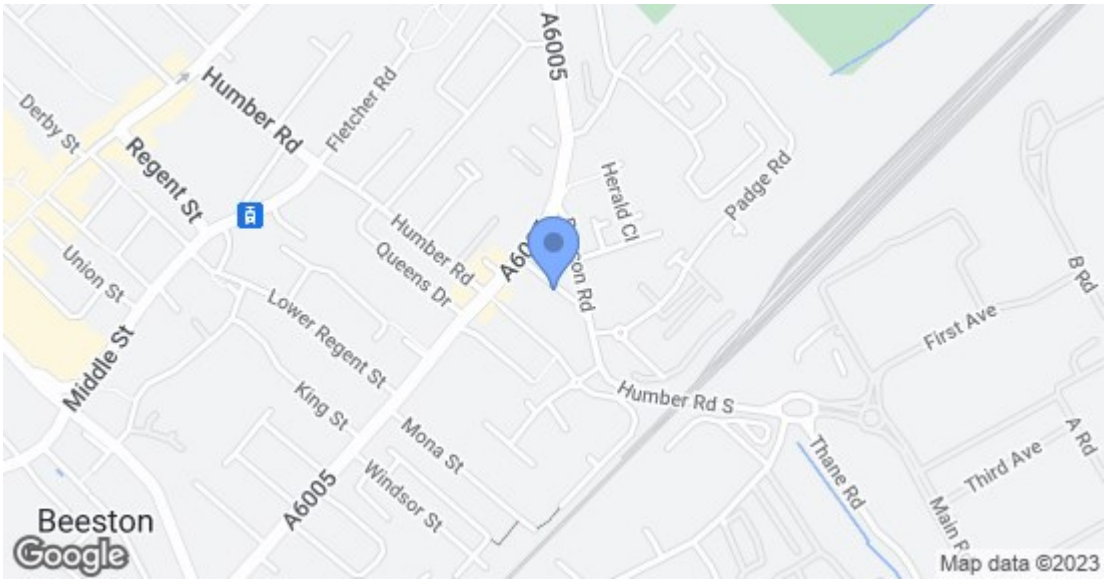
FIRST FLOOR LANDING
With doors to the three bedrooms.

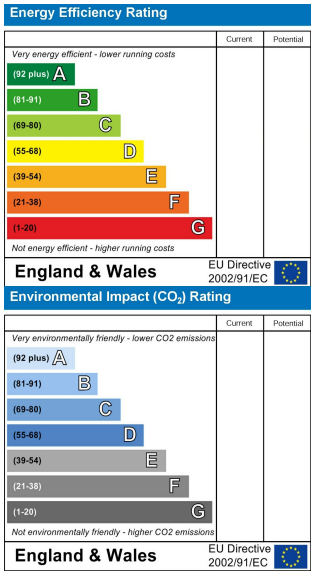
BEDROOM ONE
11'11" x 11'11" (3.65 x 3.65)
With laminate flooring, two uPVC double glazed windows to the front and radiator.

BEDROOM TWO
12'0" x 9'0" (3.66 x 2.75)
Laminate flooring, uPVC double glazed window to the rear and radiator.

BEDROOM THREE
12'2" x 7'1" (3.73 x 2.17)
Laminate flooring, uPVC double glazed window to the rear and radiator.

OUTSIDE
Outside, the property benefits from shared side access from the front leading to the private and enclosed, well maintained rear garden which has a small patio overlooking the lawn beyond, useful storage shed and fence boundaries.





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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