



Appleton Road,  
Beeston Rylands, Nottingham  
NG9 1NE

**£269,995 Freehold**

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An immaculately presented and well proportioned three bedroom semi-detached house.

Situated in this sought after and convenient residential location just a stones throw away from a range of local shops and amenities including schools, transport links such Beeston train station and Beeston Marina this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, open plan kitchen/diner and lounge to the ground floor with two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

To the front of the property you will find a lawned garden with a concrete driveway and side access leading to the rear where you will find an enclosed garden with a concrete patio, lawn beyond and fenced boundaries.

Having undergone a full programme of renovation including a new kitchen and bathroom, a new central heating combination boiler, new electrics and being fully re-decorated throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



## Entrance Hallway

A UPVC double glazed front door with flanking windows leads to entrance hallway with useful storage cupboard and doors to the lounge and kitchen/diner.

## Kitchen/Diner

15'8" x 11'1" reducing to 7'7" (4.8 x 3.38 reducing to 2.33)

With a range of modern wall, base and drawer units in grey, worksurfaces, sink with drainer and mixer tap, electric oven and hob with air filter over, space for a fridge freezer and washing machine, useful storage cupboard, radiator, wall mounted Vokera combination boiler, UPVC double glazed window to the side and two UPVC double glazed windows to the rear.

## Lounge

15'10" x 11'10" (4.83 x 3.61)

With UPVC double glazed windows to the front and side, radiator and stairs to the first floor.

## First Floor Landing

With a useful storage cupboard, loft hatch and doors to the bathroom and three bedrooms.

## Bedroom One

11'9" x 9'6" (3.6 x 2.92)

Carpeted room with UPVC double glazed window to the front, built in storage cupboard and radiator.

## Bedroom Two

10'7" x 9'6" (3.25 x 2.92)

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

## Bedroom Three

7'5" x 5'11" (2.27 x 1.81)

Carpeted room with UPVC double glazed window to the front and radiator.

## Bathroom

Three piece suite comprising a panelled bath with hand held shower, wash hand basin inset to vanity unit, WC, tiled splashbacks, heated towel rail and a UPVC double glazed window to the rear.

## Outside

To the front of the property you will find a lawned garden with a concrete driveway and side access leading to the rear where you will find an enclosed garden with a concrete patio, lawn beyond and fenced boundaries.



GROUND FLOOR



1ST FLOOR



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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