Robert Ellis

look no further...







103 Denison Street,
BeestonBeeston,
NG9 1DQ

£250,000 Freehold

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AN INSTANTLY ATTRACTIVE TWO BEDROOM VICTORIAN SEMI DETACHED HOUSE.

Gas centrally heated and double glazed accommodation in the popular and sought after location of Denison Street with off street car/vehicle standing with a patio and enclosed private south facing gardens to the rear.

In brief the accommodation comprises: lounge, separate dining room and contemporary fitted kitchen with door to the rear garden. Rising to the first floor are two double bedrooms, impressively fitted bathroom including three piece suite and separate double shower cubicle.

Enjoying a most convenient location within walking distance of the town centre and all amenities including the NET tram. Offered to the market with early vacant possession if required, an early internal viewing comes highly recommended.





Lounge
12'5 x 11'5 (3.78m x 3.48m)
Recessed chimney breast with wood burning stove inset, central heating radiator, front entrance door and replacement UPVC double glazed sash style window to the front.

Dining Room
12'5" x 11'11" + understairs storage & stairs to f (3.78m x 3.63m + understairs storage & stairs to f)
Central heating radiator, stripped and varnished wood floors, sash style UPVC double glazed window to the rear and currently open plan to the kitchen.

Kitchen
11'0 x 7'0 (3.35m x 2.13m)
Contemporary fitted kitchen with a host of wall and base cupboards in white with wood block work surfacing and inset stainless steel sink unit with mixer tap. Integrated fridge and freezer, electric oven with ceramic hob over and stainless steel extractor and glass splashback, central heating radiator, UPVC double glazed window and rear exit door.

First Floor Landing

Bedroom One
12'6 x 11'3 (3.81m x 3.43m)
Central heating radiator, double glazed sash style window to the front and over stairs storage cupboard.

Bedroom Two
11'11 x 9'1 (3.63m x 2.77m)
Sash style double glazed window to the rear and central heating radiator.

Bathroom/Shower & WC
Incorporating a four piece suite, contemporary panelled bath, a vanity wash hand basin and low flush WC, tiled splashbacks, double shower cubicle with sliding door, central heating radiator, laminate flooring and double glazed window to the side.

Outside
Tegula blocked driveway at the side for car/vehicle standing with enclosed patio area leading to lawned gardens, enjoying a sunny south facing elevation, fenced and enclosed with a brick out building having plumbing for a washing machine and dryer and enclosing the gas boiler (for central heating and hot water).

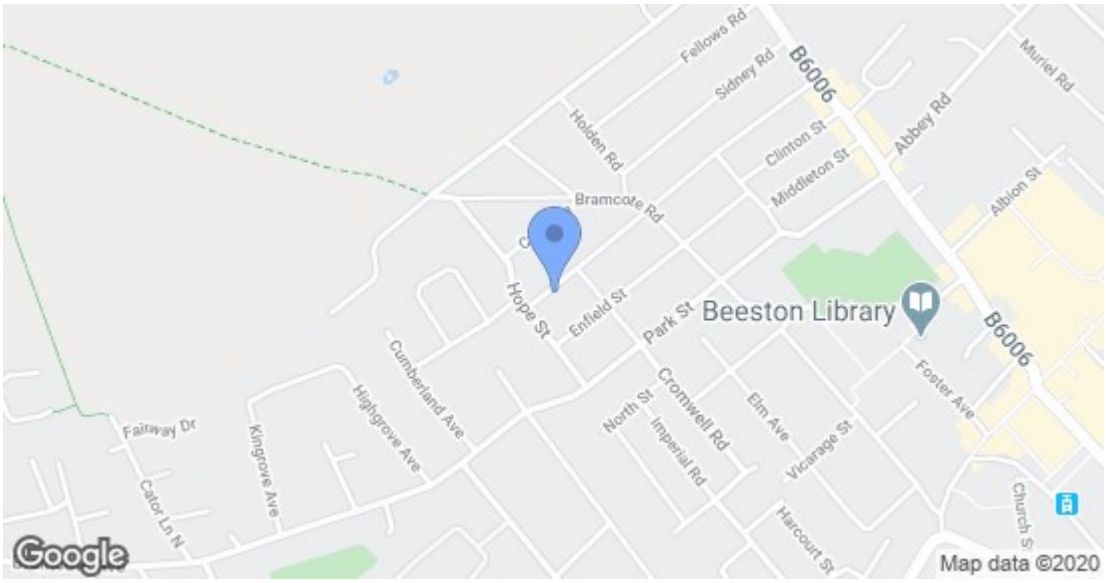
Directional Note
Proceeding out of Beeston on Wollaton Road, turning left onto Denison Street, follow the road along towards the end where the property can be located on the left hand side clearly identified by our for sale board.

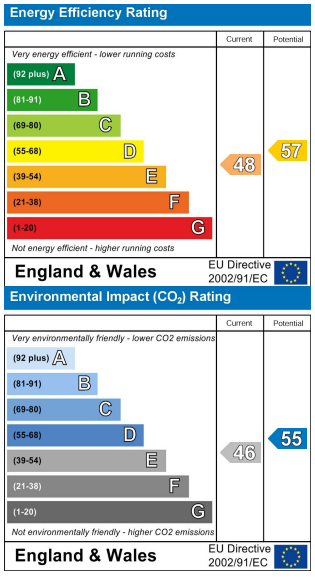






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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