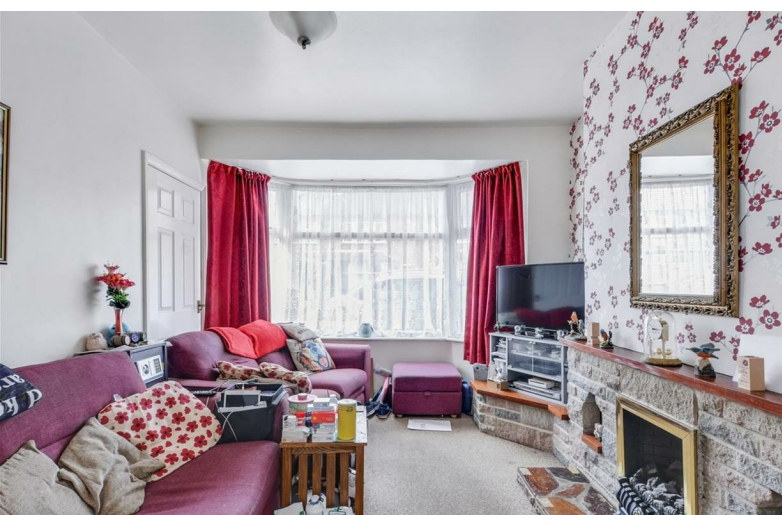




Barrydale Avenue,  
Beeston, Nottingham  
NG9 1GN

**£260,000 Freehold**



Situated in the sought-after residential area of Beeston, Nottingham, this delightful end-terrace house on Barrydale Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is the parking, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for residents and their guests.

Situated in a desirable location, this home is close to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility. Whether you are a first-time buyer or looking to settle into a new family home, this property on Barrydale Avenue is sure to impress. Don't miss the opportunity to make this lovely house your new home.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, and door to the kitchen and lounge.

### Lounge

10'10" x 10'2" (3.32m x 3.12m)

A carpeted reception room with UPVC double glazed bay window to the front, radiator, gas fire with surround, and folding doors to the dining room.

### Dining Room

9'11" x 9'4" (3.04m x 2.86m )

A carpeted reception room with radiator, double glazed sliding doors to the rear and door to the kitchen.

### Kitchen

16'6" x 11'1" (5.04m x 3.4m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a fridge and a freezer, plumbing for a washing machine, space for cooker with air filter over, UPVC double glazed window to the rear and side, tiled splashbacks, radiator, useful under stairs storage cupboard, and UPVC double glazed door to the rear.

### First Floor Landing

With loft hatch and doors leading to the bathroom and three bedrooms.

### Bedroom One

10'10" x 9'8" (3.31m x 2.97m )

A carpeted double bedroom with UPVC double glazed window to the front, and radiator.

### Bedroom Two

9'11" x 9'3" (3.04m x 2.83m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

7'8" x 6'3" (2.34m x 1.92m )

A carpeted bedroom with UPVC double glazed window to the side, built-in cupboard and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath

with shower over, wash-hand basin inset to vanity unit, WC, radiator, tiled walls, and UPVC double glazed window to the rear.

### Outside

To the front of the property you will find a new blocked driveway providing ample car standing and gated side access leading to the well-maintained private and enclosed rear garden, which includes a concrete patio overlooking the lawn beyond, useful storage shed, and fence boundaries.

### Garage

Up and over garage door to the front, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

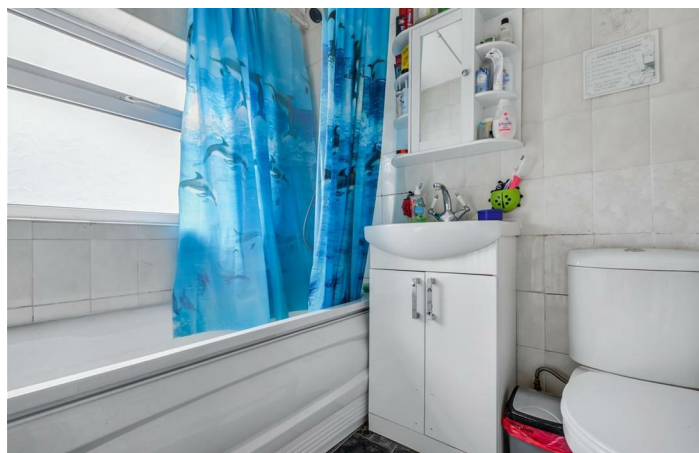
Planning Permissions/Building Regulations: None

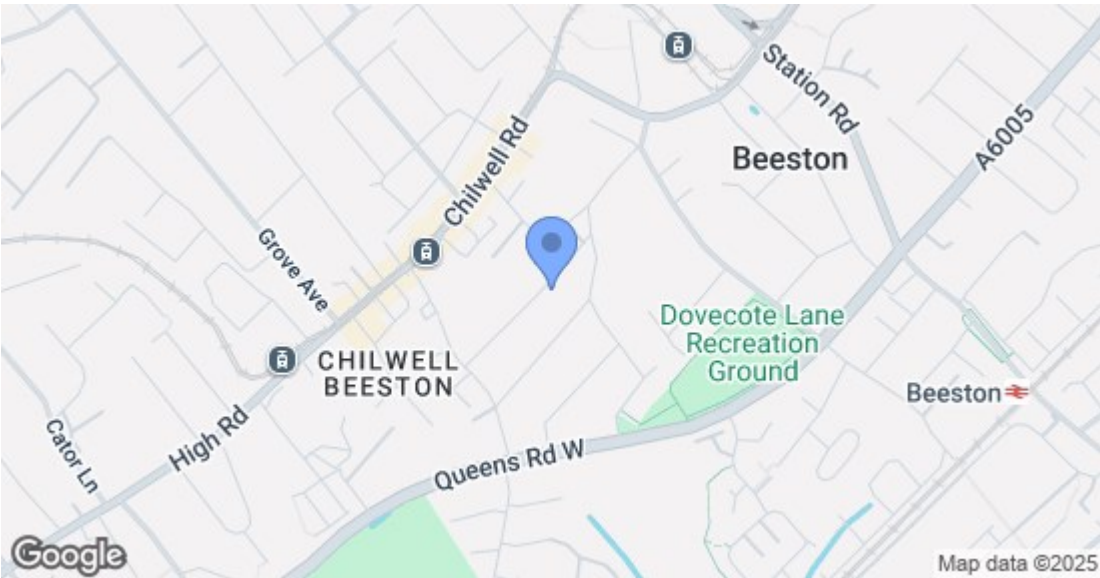
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.