



Leyton Crescent  
Beeston Rylands, Nottingham NG9 IPS

A Traditionally Constructed 1930s Semi-Detached House.

**Offers In The Region Of £245,000 Freehold**



A traditionally constructed 1930s semi-detached house.

Displaying excellent potential for the incoming purchaser to upgrade and re-model to their taste and requirements, the property has been re-roofed recently and offers a good sized garden with an open aspect overlooking playing fields to the rear.

In brief, the internal accommodation comprises: Entrance hallway, kitchen, dining room and sitting room to the ground floor. Rising to the first floor are two double bedrooms, a further single bedroom, separate WC and bathroom.

Outside the property has a driveway providing car standing and primarily lawned gardens to both front and rear.

Situated in a sought after and convenient residential location well placed for easy access to Beeston train station and canal and easily accessible to local shops and Beeston town centre.



### Hallway

A UPVC double glazed entrance door leads to hallway with radiator and stairs off to first floor landing.

### Kitchen

10'0" x 5'8" (3.07 x 1.73)

With fitted wall and base units with worksurfaces over, tiled splashbacks, one and a half bowl sink with mixer tap, plumbing for a washing machine, cooker point, further appliance space, two UPVC double glazed windows, radiator and door to the exterior.

### Dining Room

13'2" x 10'2" (4.02 x 3.10)

With UPVC double glazed bay window to the front and radiator.

### Sitting Room

13'6" x 10'1" (4.12 x 3.09)

With UPVC double glazed patio doors to the rear garden, and fuel effect gas fire with Adam style surround.

### First Floor Landing

With UPVC double glazed window.

### Bedroom One

13'6" x 10'3" (4.11m x 3.12m)

With UPVC double glazed window and radiator.

### Bedroom Two

11'0" x 9'2" (3.37 x 2.80)

With UPVC double glazed window and radiator.

### Bedroom Three

8'0" x 6'10" (2.45 x 2.10)

With UPVC double glazed window, radiator and Baxi boiler.

### WC

With WC, radiator and UPVC double glazed window.

### Bathroom

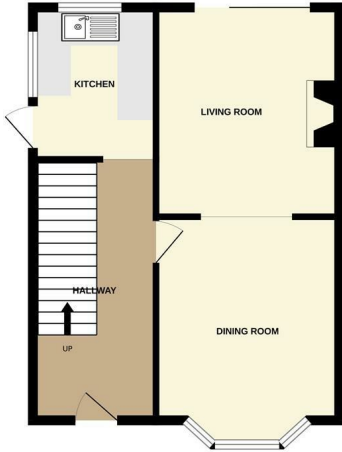
With bath, pedestal wash hand basin, radiator and UPVC double glazed window.

### Outside

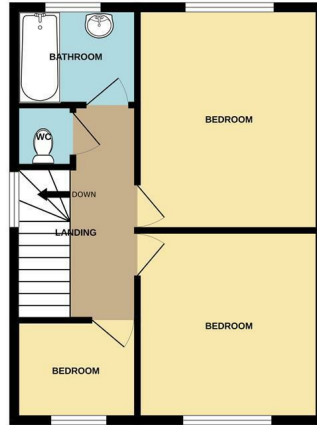
To the front the property has a driveway providing car standing and a primarily lawned garden. To the rear the property has an enclosed garden with patio, outside tap, lawn, stocked beds and borders and a timber shed.



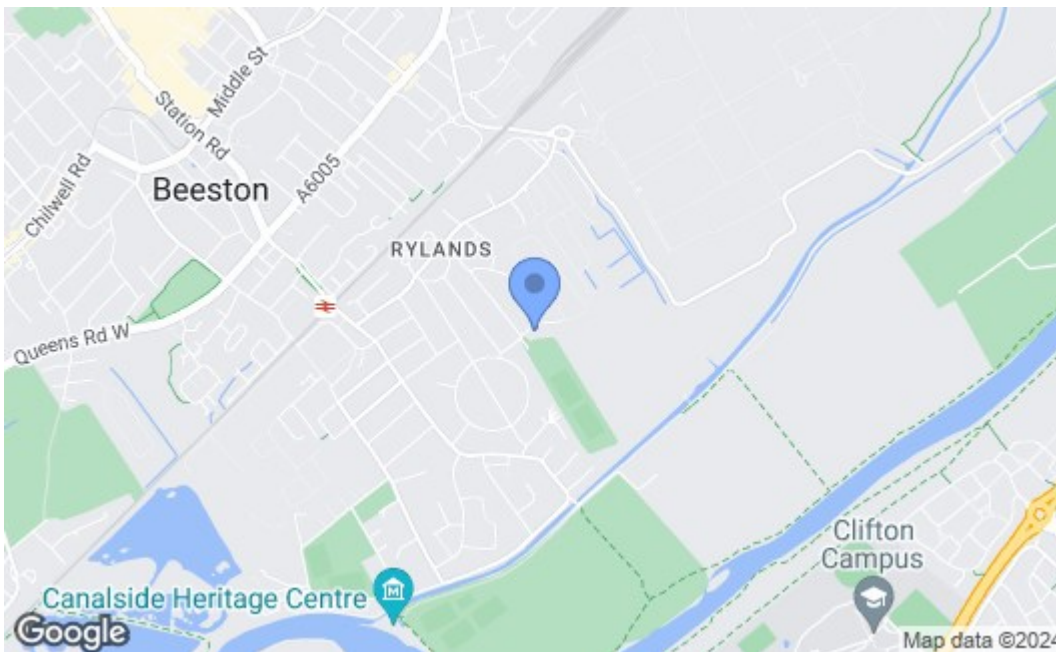
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.