Robert Ellis

look no further...

Leyton Crescent,
Beeston, Nottingham
NG9 1PS

£275,000 Freehold

A well presented traditional bay fronted three bedroom semi detached house.

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

In brief, the internal accommodation comprises entrance hall, lounge, open plan kitchen diner and garden room to the ground floor. With two good sized double bedrooms and a further single bedroom, bathroom and WC to the first floor.

To the front of the property you will find a driveway with off-road parking, mature shrubs, with a carport down the side of the property and gated side access leading to the private and enclosed rear garden which includes a patio, lawn, mature trees and shrubs, useful storage shed and a large storage shed, and fenced boundaries.

Offered to the market with the benefit of ready to move into condition, uPVC double glazing, gas central heating throughout, although offering fantastic potential to extend and reconfigure to an incoming purchaser's needs and requirements. This property truly must be viewed in order to be fully appreciated.

ENTRANCE HALL
With uPVC double glazed front door, stairs to the first floor, radiator, laminate flooring, useful understairs storage cupboard, doors to the kitchen, dining area and lounge.

LOUNGE
10'11" x 10'2" (3.34 x 3.11)
With laminate flooring, uPVC double glazed bay window to the front, radiator.

KITCHEN DINER
16'6" x 13'6" reducing to 10'0" (5.03 x 4.13 reducing to 3.05)
With laminate flooring, radiator, base and drawer units, work surfaces, double sink with mixer tap, integrated electrical vent with gas hob and extractor fan over, tiled splashbacks, space for a fridge/freezer, spotlights, uPVC double glazed windows to the side and rear, uPVC double glazed door with flanking windows to the conservatory.

CONSERVATORY
11'6" x 7'11" (3.51 x 2.43)
With laminate flooring, radiator, plumbing for washing machine, uPVC double glazed door to the side and uPVC double glazed windows all around.

FIRST FLOOR LANDING
With uPVC double glazed window to the side and doors to the WC, bathroom and three bedrooms.

BEDROOM ONE
13'6" x 10'3" (4.12 x 3.14)
Carpeted double bedroom with uPVC double glazed window to the rear, radiator.

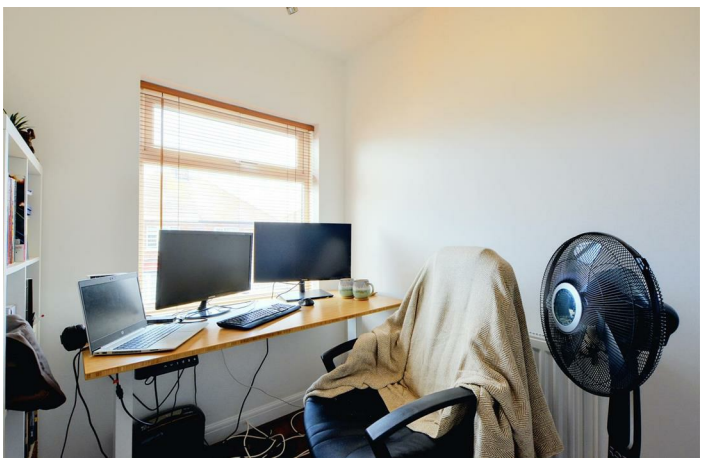
BEDROOM TWO
10'11" x 9'4" (3.35 x 2.86)
Carpeted double bedroom with uPVC double glazed window to the front, radiator.

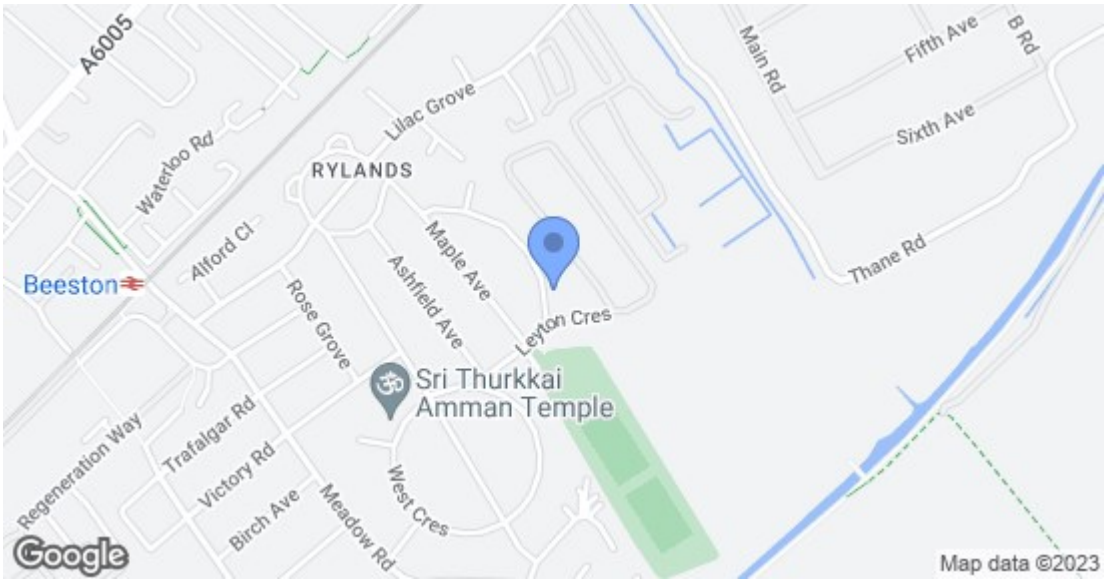
BEDROOM THREE
8'0" x 6'8" (2.44 x 2.05)
With laminate flooring, uPVC double glazed window to the front, radiator.

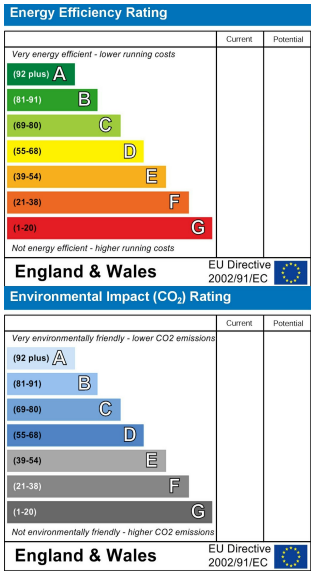
BATHROOM
A roll top bath with shower over, wall mounted wash hand basin, half tiled walls, radiator, uPVC double glazed window to the rear, loft hatch and a useful storage cupboard housing Worcester combination boiler.

WC
With a WC, radiator, half tiled walls, uPVC double glazed window to the side.

OUTSIDE
To the front of the property you will find a driveway with off-road parking, mature shrubs, with a carport down the side of the property and gated side access leading to the private and enclosed rear garden which includes a patio, lawn, mature trees and shrubs, useful storage shed and a large storage shed, and fenced 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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888