Robert Ellis

look no further...

Malting Crescent,
Beeston, Nottingham
NG9 1FU

£68,750 Freehold

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A well-presented spacious two-double bedroom, semi-detached house.

Situated in this popular and convenient residential location, within walking distance of a range of local shops and amenities, schools, transport links, Beeston Town Centre, Queens Medical Centre and The University of Nottingham, this fantastic property is considered an ideal opportunity first time buyers only.

In brief the internal accommodation comprises; entrance hall, kitchen, lounge diner, and WC to the ground floor, with two good sized double bedrooms and bathroom to the first floor.

To the front of the property, you will find mature shrubs, and a tarmac driveway with car standing, and gated side access leading to the low maintenance rear garden, which is includes a patio overlooking the lawn beyond, and fence boundaries.

Constructed in 2022, this great property is offered to the market with the benefit of a range of modern fixtures throughout, UPVC double glazing and gas central heating, and a versatile living space. An early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hall
Composite entrance door, radiator, stairs to the first floor, useful under stair storage cupboard, and doors to the lounge diner, WC and kitchen.

Kitchen
12'3" x 7'7" (3.74m x 2.32m)
Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric hob with extractor fan over, integrated double electric oven, space for a fridge freezer, and washing machine, radiator, spotlights to ceiling and UPVC double glazed window to the front.

Lounge Diner
13'4" x 10'9" (4.07m x 3.28m)
With laminate flooring, radiator, and UPVC double glazed French doors leading to the rear garden.

WC
Fitted with low level WC, pedestal wash hand basin, radiator, and UPVC double glazed window to the side.

First Floor Landing
With loft hatch and doors leading into the bathroom and two bedrooms.

Bedroom One
13'3" x 10'11" (4.06m x 3.34m)
With laminate flooring, UPVC double glazed window to the rear, radiator and a dehumidifier.

Bedroom Two
13'3" x 10'1" (4.06m x 3.08m)
With laminate flooring, UPVC double glazed window to the front, radiator and dehumidifier.

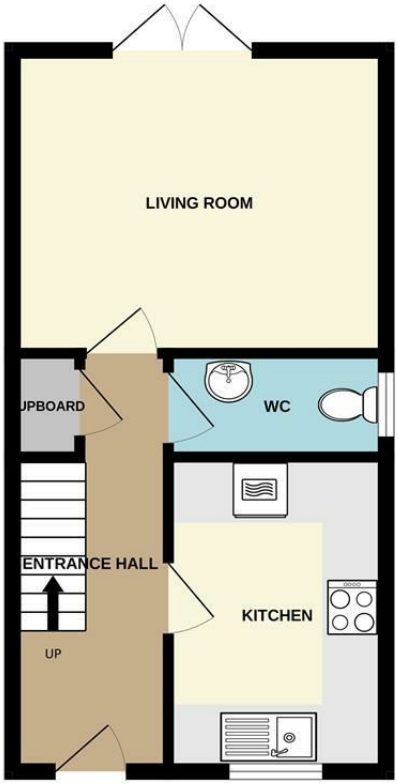
Bathroom
Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splashback, radiator, extractor fan, spotlights and UPVC double glazed window to the side.

Outside
To the front of the property, you will find mature shrubs, and a tarmac driveway with car standing, and gated side access leading to the low maintenance rear garden, which is includes a patio overlooking the lawn beyond, and fence boundaries.

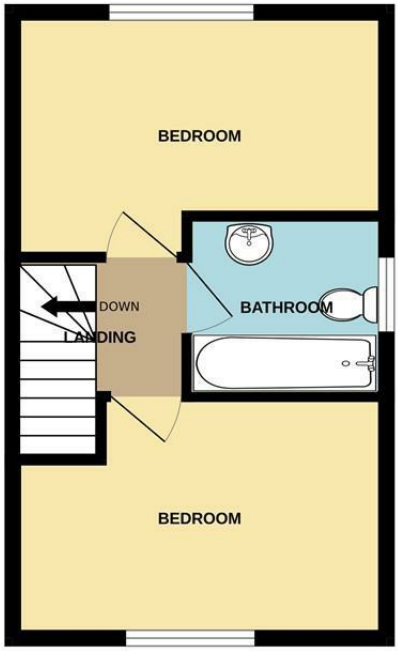
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property 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.

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.8 sq.m.) approx.

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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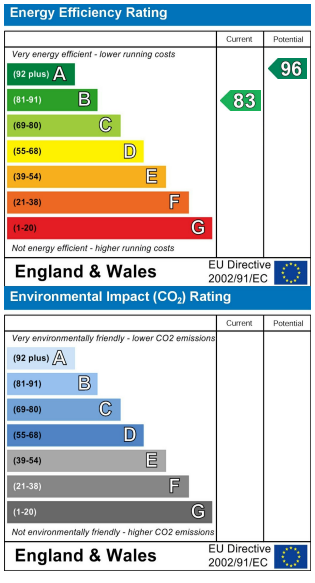

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