Robert Ellis

look no further...

Barrydale Avenue,
Beeston, Nottingham
NG9 1GN

£260,000 Freehold

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A bay fronted, three-bedroom, mid-terrace house with a garage.

Situated in this sought-after and convenient residential location, within walking distance of a variety of local shops and amenities including: Beeston Town Centre, schools, transport links and well placed for the University of Nottingham and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including: first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen diner, rear hallway and WC to the ground floor, with two good sized bedrooms and a further single bedroom and bathroom to the first floor.

To the front of the property you find a gravelled garden with mature shrubs, and to the rear the property benefits from a single garage, with parking for two vehicles in front, and gated access to the rear garden which features a decking area over looking the lawn beyond, mature trees, shrubs and stocked beds and borders.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating throughout, and a light and airy living space. An early internal viewing comes highly recommended.

Entrance Hall
With a composite entrance door, stairs to the first floor, and door to the lounge.

Lounge
12'10" x 11'0" (3.92m x 3.37m)
A carpeted reception room, with gas fire with Adam-style mantle, radiator, UPVC double glazed door the front and door to the kitchen diner.

Kitchen Diner
15'11" x 10'6" (4.87m x 3.22m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven, with gas hob and air filter over, integrated dishwasher, fridge and freezer, plumbing for a washing machine, laminate flooring, tiled splashbacks, UPVC double glazed window to the rear, radiator, useful under stair storage cupboard and a door to the rear hallway.

Rear Hallway
With work surfaces, space for a tumble dryer, UPVC double glazed door with flanking window to the rear, and door to the WC.

WC
Fitted with a low level WC, wall mounted wash hand basin, tiled splashback, electric radiator and UPVC double glazed window to the rear.

First Floor Landing
With loft hatch and doors to the bathroom and three bedrooms.

Bedroom One
11'1" x 9'0" (3.39m x 2.75m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two
9'11" x 9'1" (3.04m x 2.78m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three
8'2" reducing to 4'5" x 6'7" reducing to 3'6" (2.5m reducing to 1.35m x 2.02m reducing to 1.08m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three piece suite comprising: panelled bath with electric shower over, wall mounted wash hand basin, low level WC, tiled walls, wall mounted heated towel rail and UPVC double glazed window to the rear.

Outside
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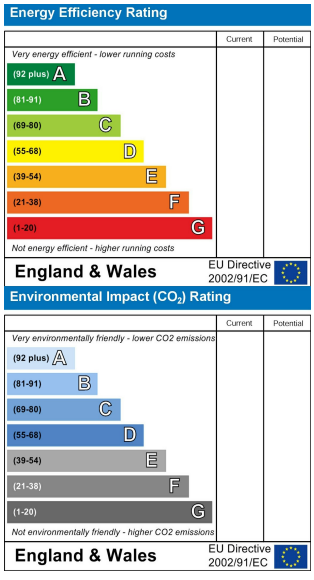
Garage
Double garage doors to the front, window to the rear, and pedestrian door to the side.

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.



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