



West Crescent,  
Beeston Rylands, Nottingham  
NG9 1QF

**£269,500 Freehold**



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITH THE ADDED BENEFIT OF BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hallway, bay fronted living room, rear dining room and kitchen. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, useful covered carport with up and over door, as well as a one and a half length garage with power and lighting, and an enclosed garden space to the rear.

The property is located in this popular and sought after residential location within walking distance of the Beeston train station. There is also easy access to the shops, services and amenities of Beeston high street, as well as excellent nearby schooling for all ages.

For those looking to commute, the property is situated within close proximity of the A52, Junction 25 of the M1 motorway and the Nottingham electric tram which runs through Beeston town centre.

We believe the property will make an ideal first time buy or young family home and offers further potential, subject to the relevant permissions and approvals, to utilise the space at the side of the house, currently occupied by the carport.

We highly recommend an internal viewing.



## ENTRANCE HALL

12'9" x 5'8" (3.90 x 1.74)

Panel and glazed front entrance door, meter cupboard, turning staircase rising to the first floor, radiator, laminate flooring, useful understairs storage cupboard/pantry with electricity meter, power, lighting and double glazed window to the side. Doors to both reception rooms and kitchen.

## LIVING ROOM

12'5" x 10'2" (3.81 x 3.12)

Double glazed bay window to the front with privacy screening, radiator, media points, central chimney breast incorporating a stone effect fire.

## DINING ROOM

14'2" x 10'4" (4.32 x 3.17)

uPVC panel and double glazed exit door to the outside with double glazed windows to either side of the door, radiator, laminate flooring, central chimney breast incorporating wall hung four bar gas fire.

## KITCHEN

10'1" x 6'2" (3.08 x 1.89)

Traditional galley-style kitchen comprising a matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Four ring hob with extractor over and oven beneath, space and plumbing for a washing machine and further under-counter appliance, radiator, double glazed windows to both the side and rear (the rear with fitted blinds), panel and glazed exit door leading onto the carport.

## FIRST FLOOR LANDING

Double glazed window to the side. Doors to all bedrooms and bathroom. Loft access point via pull-down loft ladder to a partially boarded and lit loft space (ideal for storage).

## BEDROOM ONE

13'7" x 10'3" (4.15 x 3.14)

Double glazed window to the rear, radiator.

## BEDROOM TWO

11'6" x 9'3" (3.51 x 2.83)

Double glazed window to the front, radiator.

## BEDROOM THREE

8'1" x 6'9" (2.47 x 2.08)

Double glazed window to the front, radiator.

## BATHROOM

8'9" x 5'7" (2.67 x 1.72)

Traditional three piece suite comprising bath with shower over, push flush WC, wash hand basin. Partial tiling to the walls to dado height, radiator, double glazed windows to both the side and rear, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

## OUTSIDE

To the front of the property, there is a lowered kerb entry point with rockery-style dwarf boundary wall leading onto a driveway providing off-street parking for one/two vehicles. The driveway then provides access to the carport via an up and over door, as well as access to the front entrance door set within a decorative brick archway.

## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line and has been designed for low maintenance being predominantly slabbed making an ideal and spacious patio area, flowerbeds and decorative gravel stone chippings and a pathway providing access to the foot of the plot where a timber storage shed can be found.

## CARPORT

31'8" x 10'4" (9.67 x 3.15)

Up and over door to the front, external water tap, double power socket, pedestrian gate leading into the rear garden, further up and over door leading to the one and a half length garage.

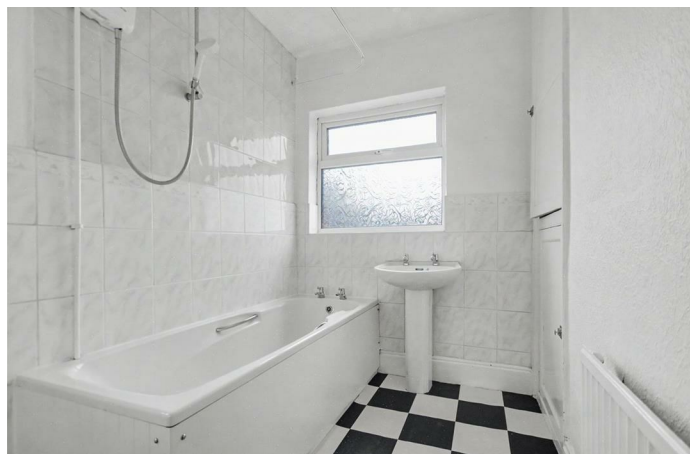
## DETACHED GARAGE

21'9" x 8'3" (6.64 x 2.53)

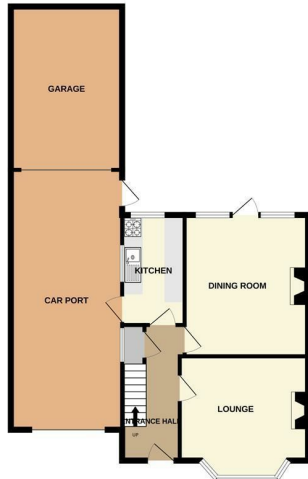
Up and over door to the front, window to the rear, power and lighting points.

## DIRECTIONS

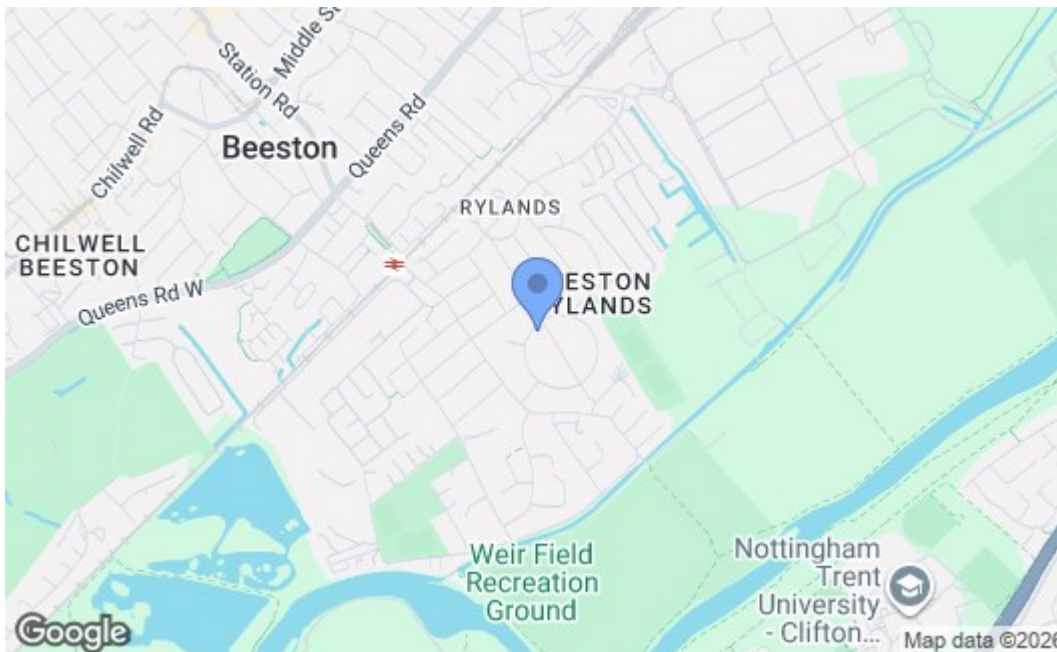
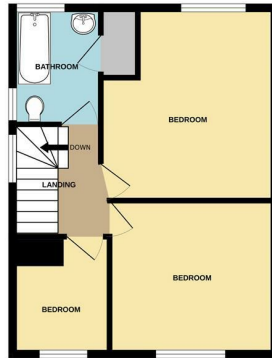
Leaving our Beeston Office in the direction of the train station, take an eventual left hand turn onto Lavender Grove, before taking a right hand turn at the "T" junction onto Beech Avenue and then turn immediately onto West Crescent. The property can then be found on the left hand side, identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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.