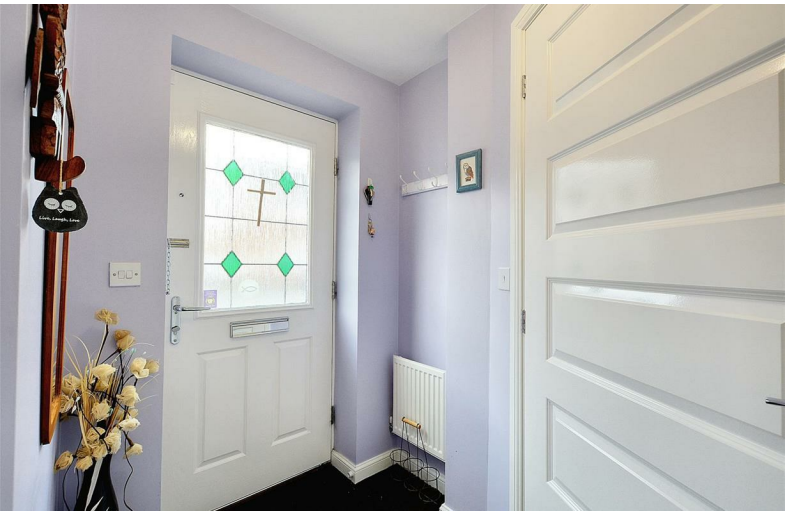
Robert Ellis

look no further. . .



Perkins Way,
Beeston, Nottingham
NG9 5JB

£265,000 Freehold

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A beautifully presented two double bedroom mid-terrace house.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Chilwell Retail Park, Beeston town centre and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for range of potential purchasers including first time buyers, young professionals and investors.

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

To the front of the property you will find a tarmac driveway with standing for one vehicle and a private and enclosed rear garden.

Offered to the market with the benefit of no upward chain and ready to move in condition, this great property is well worthy of an early internal viewing in order to fully appreciated.

Entrance Hall
Composite entrance door, carpet flooring, radiator and doors leading into the lounge and WC

WC
Fitted with a low level WC, pedestal wash hand basin, tiled splashbacks, radiator and air filter.

Lounge
14'4" x 13'0" (4.38m x 3.97m)
A carpeted room with UPVC double glazed window to the front, stairs to the first floor, radiator and doors to the kitchen.

Kitchen Diner
14'4" x 9'3" (4.37m x 2.82m)
With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob above and air filter over, tiled splashbacks, laminate flooring, integrated fridge freezer, plumbing for a washing, radiator, useful under stair storage cupboard, UPVC double glazed French doors with flanking windows to the garden.

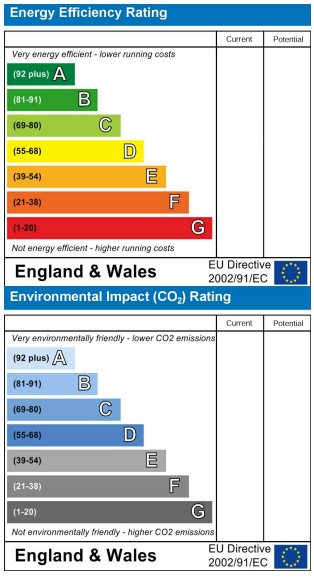
First Floor Landing
Stairs rising from the ground floor and doors leading into the bathroom and two bedrooms.

Bedroom One
11'0" x 10'8" (3.37m x 3.26m)
A carpeted double bedroom with UPVC double glazed window to the front, radiator and a large built in storage cupboard.

Bedroom Two
11'3" x 7'10" (3.43m x 2.4m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a three piece suite comprising; corner shower, pedestal wash hand basin, low level WC, tiled flooring and splashbacks, radiator, extractor fan and UPVC double glazed window to the rear.

Outside
To the front of the property there is a tarmac driveway providing car standing for one vehicle. To the rear there is a private and enclosed garden which features a patio with an electric awning over looking the lawn beyond, raised and stocked beds, useful storage shed and fence 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.