Robert Ellis

look no further. . .

Wharton Crescent
Beeston, Nottingham NG9 1RJ

A beautifully presented three bedroom end of terrace house tucked away in a small and sought after development in central Beeston.

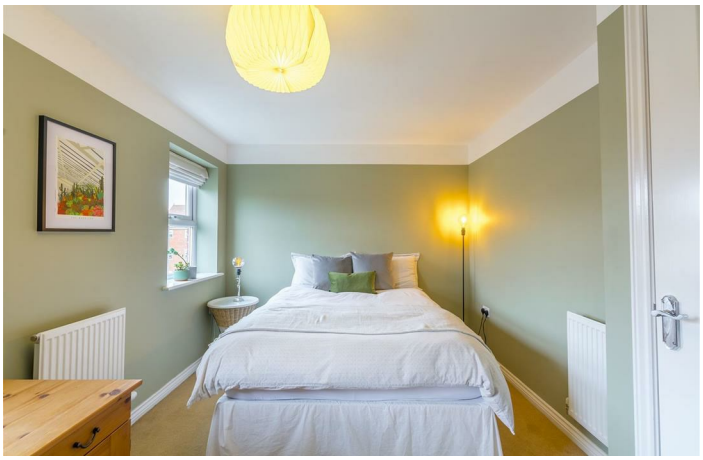
Offers In The Region Of £310,000

A beautifully presented three bedroom end of terrace house tucked away in a small and sought after development in central Beeston just a short walk from the town centre and the beautiful Attenborough nature reserve and well placed for excellent transport links such as the NET tram and Beeston train station, this property is considered an ideal opportunity for a first time buyer, investor or young family looking for their next home.

In brief the internal accommodation comprises: Entrance hallway with storage cupboards, bedroom with en-suite and utility room to the ground floor. To the first floor is a kitchen/diner and living room and to the second floor are two double bedrooms one with en-suite and a bathroom.

To the front of the property there is a driveway leading to the garden. To the rear is a paved seating area with lawn beyond and mature flower bed surrounds with the addition of a pond, shed and tree.

Considered an ideal opportunity for a variety of buyers, this fantastic property is well worthy of an early internal viewing.



Entrance Hallway
UPVC door through to carpeted entrance space with radiator and access to two storage cupboards (one housing the boiler). Also provides access to the integral garage.

Bedroom Three
10'5" x 8'5" (3.187 x 2.577)
A carpeted room with radiator and double glazed French doors through to the garden currently used by the vendor as a study.

En-Suite
Incorporating a three piece suite comprising walk in mains powered shower, low flush WC and pedestal wash hand basin.

Utility Room
4'5" x 9'8" (1.368 x 2.947)
Wall and base units with worksurfacing over, one and a half bowl sink with drainer, space and plumbing for free standing washing machine and UPVC double glazed door to the rear garden.

First Floor Landing
With UPVC double glazed window and radiator.

Living Room
15'3" x 15'5" (4.651 x 4.724)
Carpeted room with radiator and double glazed window to the front with double glazed French doors leading to the Juliet balcony.

Kitchen
15'3" x 11'1" (4.649 x 3.392)
With wall, base and drawer units with worksurfaces over, tiled splashbacks, one and a half bowl sink and drainer, integrated electric oven and gas hob with extractor fan over, space and plumbing for free standing fridge freezer and dishwasher, UPVC double glazed window to the rear garden with UPVC double glazed door to the balcony overlooking the rear aspect.

Second Floor Landing
With radiator, access to the loft and cupboard housing the water tank.

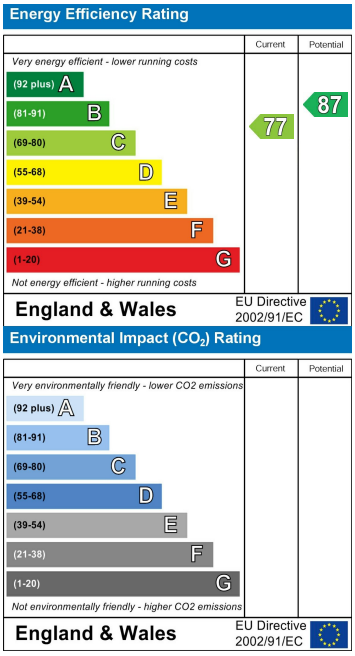
Bedroom One
13'4" x 9'3" (4.084 x 2.836)
Carpeted room with radiator and two double glazed windows to the front aspect.

En-Suite
Incorporating a three piece suite comprising a double walk in mains powered shower, low flush WC and pedestal wash hand basin.

Bedroom Two
15'3" x 9'1" (4.664 x 2.771)
Carpeted room with two radiators and two UPVC double glazed windows to the rear aspect.

Bathroom
Incorporating a three piece suite comprising bath with shower handset, low flush WC and pedestal wash hand basin.

Outside
To the front of the property there is a driveway leading to the garage. To the rear is a paved seating area with lawned area beyond and flower bed surrounds, a pond and a shed.



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