Robert Ellis

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Leyton Crescent
Beeston Rylands, Nottingham NG9 1PS

A traditionally constructed 1930s semi-detached house.

Offers In The Region Of £255,000 Freehold

A traditionally constructed 1930s semi-detached house.

Displaying excellent potential for the incoming purchaser to upgrade and re-model to their taste and requirements, the property has been re-roofed recently and offers a good sized garden with an open aspect overlooking playing fields to the rear.

In brief, the internal accommodation comprises: Entrance hallway, kitchen, dining room and sitting room to the ground floor. Rising to the first floor are two double bedrooms, a further single bedroom, separate WC and bathroom.

Outside the property has a driveway providing car standing and primarily lawned gardens to both front and rear.

Situated in a sought after and convenient residential location well placed for easy access to Beeston train station and canal and easily accessible to local shops and Beeston town centre.

Hallway
A UPVC double glazed entrance door leads to hallway with radiator and stairs off to first floor landing.

Kitchen
10'0" x 5'8" (3.07 x 1.73)
With fitted wall and base units with worksurfaces over, tiled splashbacks, one and a half bowl sink with mixer tap, plumbing for a washing machine, cooker point, further appliance space, two UPVC double glazed windows, radiator and door to the exterior.

Dining Room
13'2" x 10'2" (4.02 x 3.10)
With UPVC double glazed bay window to the front and radiator.

Sitting Room
13'6" x 10'1" (4.12 x 3.09)
With UPVC double glazed patio doors to the rear garden, and fuel effect gas fire with Adam style surround.

First Floor Landing
With UPVC double glazed window.

Bedroom One
13'6" x 10'3" (4.11m x 3.12m)
With UPVC double glazed window and radiator.

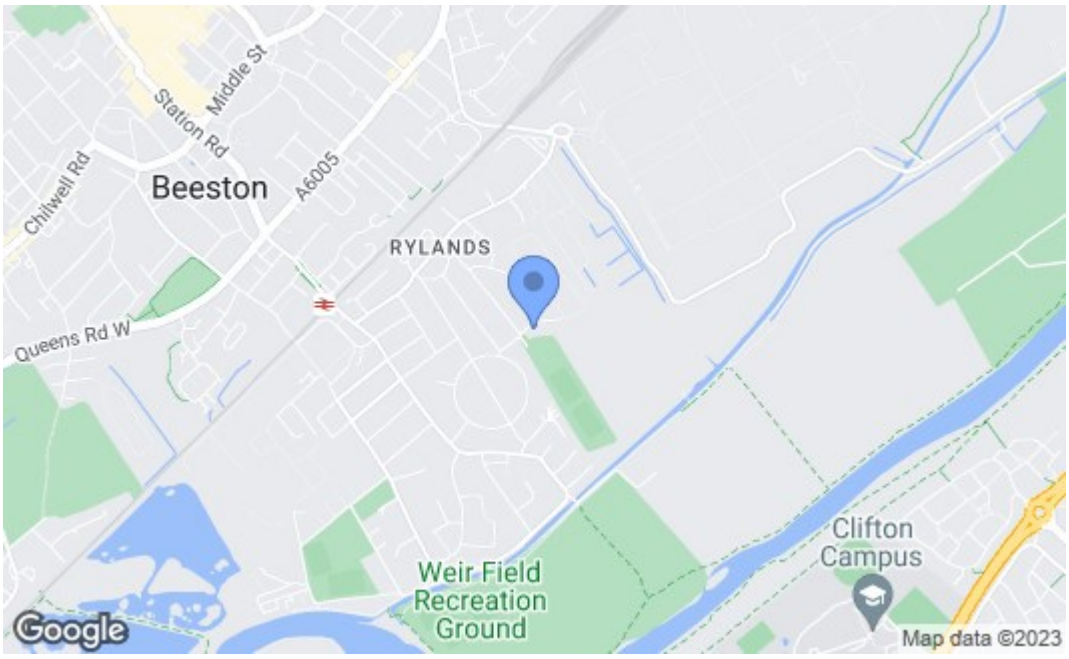
Bedroom Two
11'0" x 9'2" (3.37 x 2.80)
With UPVC double glazed window and radiator.

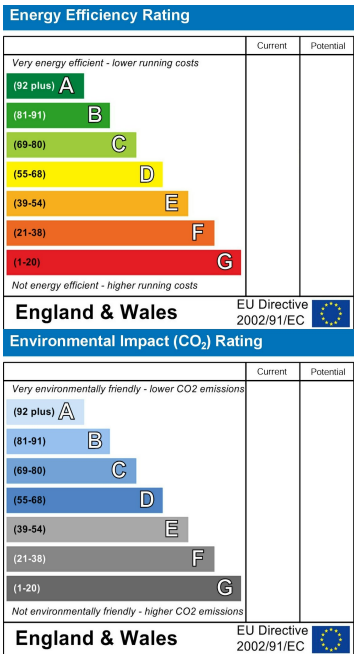
Bedroom Three
8'0" x 6'10" (2.45 x 2.10)
With UPVC double glazed window, radiator and Baxi boiler.

WC
With WC, radiator and UPVC double glazed window.

Bathroom
With bath, pedestal wash hand basin, radiator and UPVC double glazed window.

Outside
To the front the property has a driveway providing car standing and a primarily lawned garden. To the rear the property has an enclosed garden with patio, outside tap, lawn, stocked beds and borders and a timber 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.

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