



Anderson Crescent,  
Beeston, Nottingham  
NG9 2PT

**£240,000 Freehold**



Nestled in the charming area of Beeston, Anderson Crescent presents a delightful opportunity to acquire an end terrace house that is perfect for families or those seeking a comfortable home. This property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room offers a welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. With a parking space available, you will find it easy to come and go as you please, a valuable asset in this bustling community.

Beeston is known for its friendly neighbourhood and excellent local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. The property's end terrace position allows for added privacy and a sense of space, making it a wonderful place to call home.

This residence is a fantastic opportunity for those looking to settle in a vibrant area with a strong sense of community. Whether you are a first-time buyer or seeking a new family home, this property on Anderson Crescent is certainly worth considering.



### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator and door to the lounge.

### Lounge

13'1" x 12'0" (4m x 3.68m )

Laminate flooring, gas fire with Adam style mantle, UPVC double glazed window to the front, radiator, and door to the kitchen diner.

### Kitchen Diner

16'4" x 9'4" (5m x 2.86m )

With a range of wall, base and drawer units, work surfacing, sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, plumbing for a washing machine, space for a fridge freezer, tiled flooring and splashbacks, two UPVC double glazed windows to the rear, UPVC double glazed window to the side, UPVC double glazed door to the rear and a useful under stairs space, that could easily be converted into a WC.

### Landing

UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three-bedrooms.

### Bedroom One

10'8" x 10'0" (3.27m x 3.05m )

Laminate flooring, UPVC double glazed window to the front, radiator.

### Bedroom Two

11'1" x 7'8" (3.39m x 2.35m )

Laminate flooring, UPVC double glazed window to the rear, built-in wardrobe, radiator.

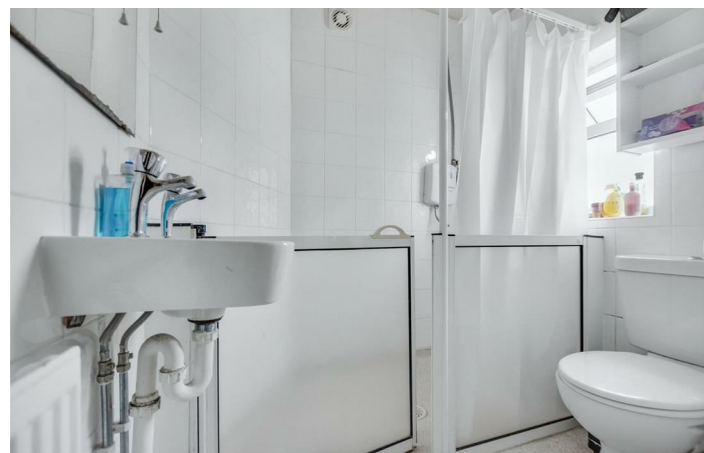
### Bedroom Three

8'5" x 7'9" (2.58m x 2.37m )

Laminate flooring, UPVC double glazed window to the rear, built-in wardrobe, radiator.

### Bathroom

A wet room style bathroom incorporating a three piece suite comprising: electric shower, wall mounted wash-basin, WC, tiled walls, radiator, extractor fan, and UPVC double glazed window to the side.



### Outside

To the front of the property you will find a driveway offering car standing for one, mature shrubs, and gated side access leading to the generous private and enclosed rear garden, which includes a paved patio, with a range of mature trees and shrubs, useful storage shed, and fence boundaries.

### 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

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

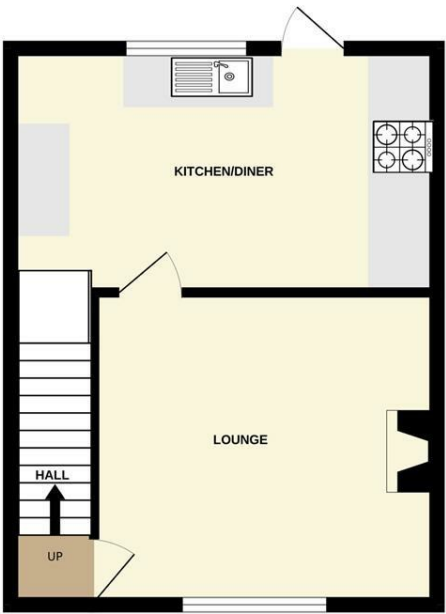
### Disclaimer:

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.

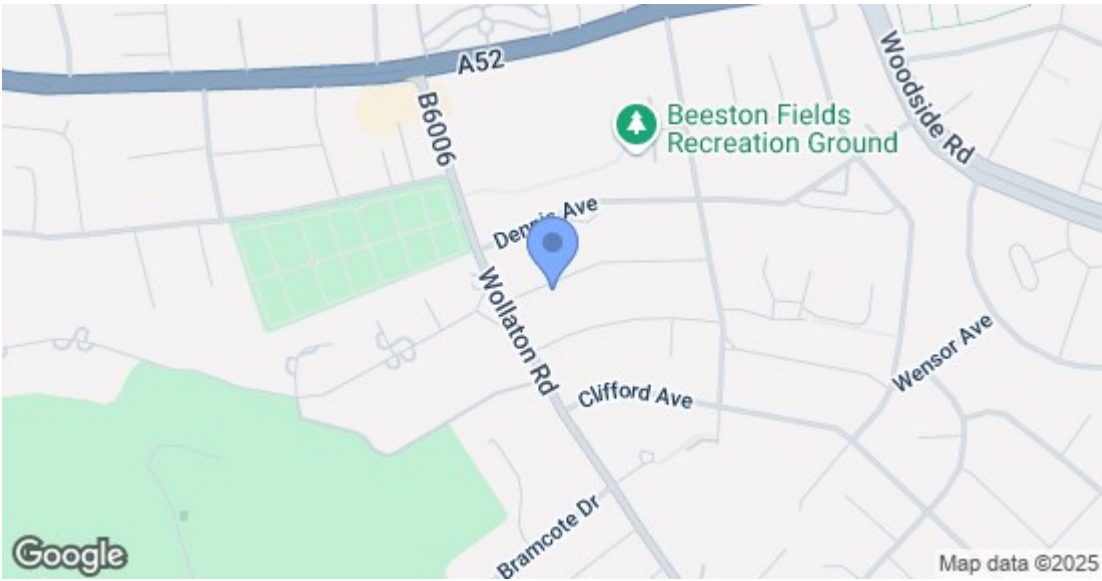
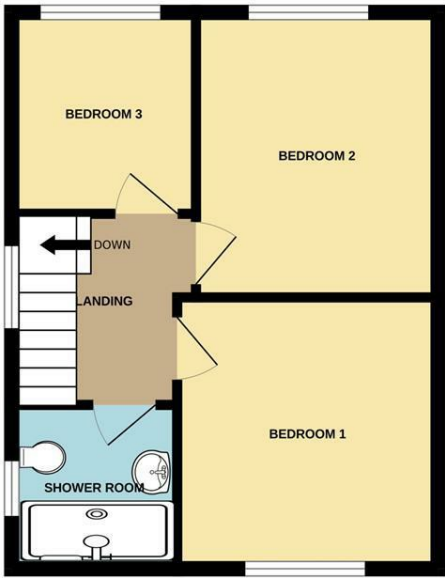




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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