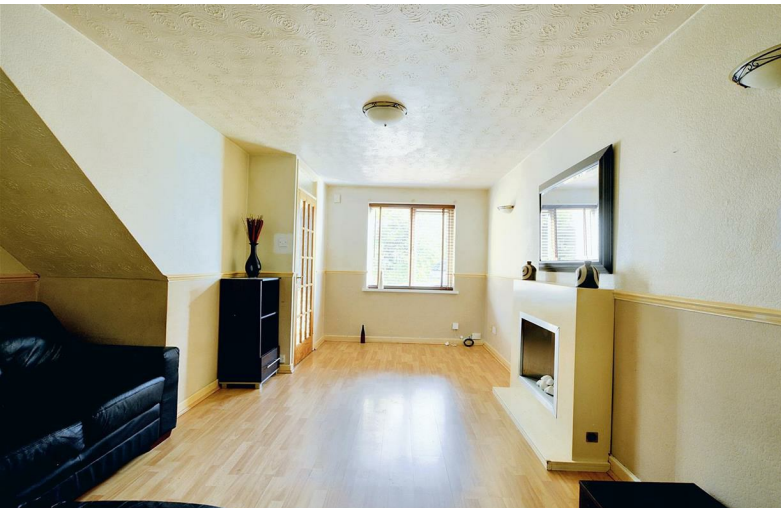




Stornoway Court,  
Beeston, Nottingham  
NG9 1QR

**£240,000 Freehold**



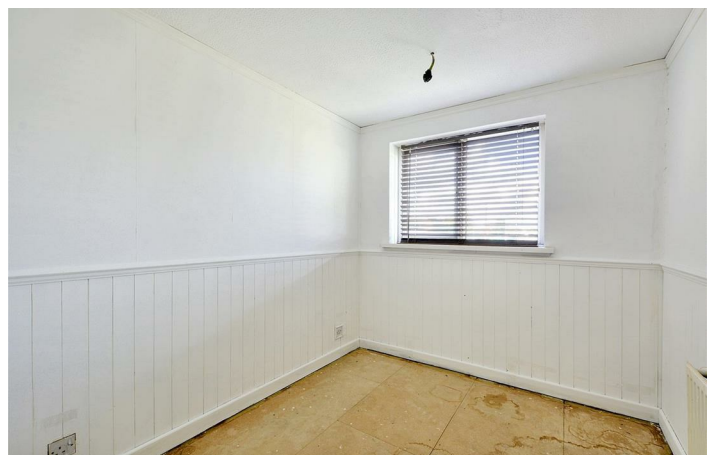
A two bedroom, semi-detached house with a garage.

Situated in this sought-after and convenient residential location, just a short distance from a variety of local shops and amenities including schools, transport links, Beeston Town Centre, The University of Nottingham and Boots Head Office, this fantastic property is considered an ideal purchase for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises: entrance hall, lounge, open plan kitchen diner to the ground floor, with good sized bedrooms and bathroom to the first floor, and a loft room on the second floor.

To the front of the property you will find a large blocked paved driveway with car standing for two to three vehicles, and to the rear you will find a low maintenance private and enclosed garden, which includes a patio, with artificial turf beyond and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating from a new combination boiler, and chain free vacant possession, an early internal viewing comes highly recommended.



### Entrance Hall

UPVC double glazed entrance door with flanking window, laminate flooring, radiator, stairs to the first floor and door to the lounge.

### Lounge

16'7" x 12'9" (5.07m x 3.89m )

Laminate flooring, UPVC double glazed window to the front, feature fire place, radiator, and door to the kitchen diner.

### Kitchen Diner

17'5" x 12'4" (5.31m x 3.76m )

An extended open plan kitchen diner with laminate flooring, a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, tiled splashbacks, space for a fridge freezer, and plumbing for a dishwasher and washing machine, breakfast bar, UPVC double glazed window to the side, radiator and UPVC double glazed French doors with flanking windows to the rear.

### First Floor Landing

Radiator, large storage cupboard, stairs to the loft room and doors to the bathroom and two bedrooms.

### Bedroom One

10'9" x 9'8" (3.29m x 2.96m )

Laminate flooring, built in wardrobe, radiator and UPVC double glazed window to the front,

### Bedroom Two

8'11" x 7'7" (2.72m x 2.33m )

UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three piece suite comprising: corner bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, wall mounted heated towel rail, and UPVC double glazed window to the rear.

### Loft Room

13'8" x 12'3" (4.19m x 3.74m )

With two Velux windows, radiator and spot lights to ceiling.

### Outside

To the front of the property you will find a large blacked paved driveway with car standing for two to three vehicles, and to the rear you will find a low maintenance private and enclosed garden, which includes a patio, with artificial turf beyond and fence boundaries.

### Garage

16'11" x 8'10" (5.18m x 2.71m )

With and up and over garage door to the front, power and door to the office room to the rear.

### Office Room/Study

9'10" x 7'7" (3.01m x 2.32m )

UPVC double glaze door with flanking window to the rear and a new wall mounted combination boiler.

### 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

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.

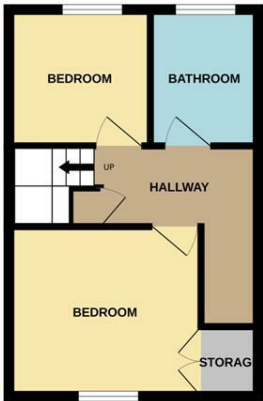




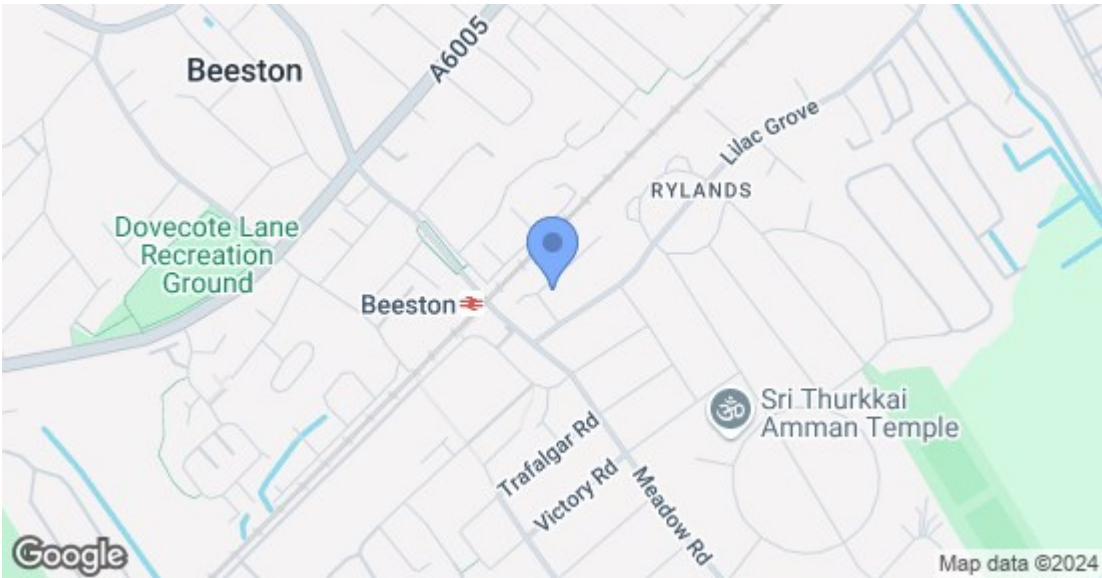
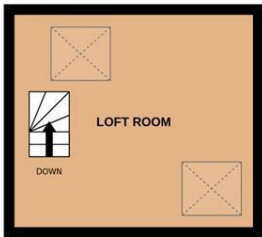
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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