



West Crescent,  
Beeston, Nottingham  
NG9 1QE

**£250,000 Freehold**



A traditional 1930's bay-fronted, semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links, Beeston Marina and Beeston Town Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including: first time buyers, young professionals, investors and families.

In brief the internal accommodation comprises: entrance hall, dining room, lounge and kitchen to the ground floor, with two good sized double bedrooms, a further single bedroom and family bathroom to the first floor.

To the front of the property you will find a range of mature shrubs, concrete driveway with the garage beyond, and gated side access leading to the generous private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature shrubs and plants, stocked beds and borders, two useful storage sheds, and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, chain free vacant possession, and offering fantastic potential for an incoming purchaser to upgrade and reconfigure to suite their own personal needs and requirements. An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double entrance door, radiator, stairs to the first floor, useful under stair storage cupboard and doors to the kitchen, lounge and dining room.

### Dining Room

10'11" x 10'2" (3.34m x 3.1m )

A carpeted reception room with UPVC double glazed bay window to the front, gas fire and radiator.

### Lounge

13'9" x 10'2" (4.2m x 3.1m )

A carpeted reception room with gas fire and UPVC double glazed patio doors to the rear.

### Kitchen

10'0" x 5'8" (3.05m x 1.75m )

Incorporating a range of wall, base and drawer units, work surfaces, integrated electric oven with gas hob and air filter over, single sink and drainer unit with mixer tap, tiled splashback, plumbing for a washing machine, radiator, UPVC double glazed window to the rear and side and UPVC double glazed door to the side.

### First Floor Landing

UPVC double glazed window to the side, radiator and doors leading into the bathroom and three bedrooms.

### Bedroom One

13'7" x 9'10" (4.16m x 3.01m )

A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the rear and radiator.

### Bedroom Two

10'11" x 9'2" (3.35m x 2.8m )

A carpeted double bedroom with UPVC double glazed window to the front, and radiator.

### Bedroom Three

8'0" x 6'10" (2.44m x 2.1m )

A carpeted bedroom with built in cupboard, UPVC double glazed window to the front and radiator.

### Bathroom

10'0" x 5'8" (3.06m x 1.73m )

Incorporating a three piece suite comprising: corner bath

with shower over, pedestal wash hand basin, low level WC, tiled walls, UPVC double glazed window to the rear and side, radiator and cupboard housing the 'Worcester' combination boiler.

### Outside

To the front of the property you will find a range of mature shrubs, concrete driveway with the garage beyond, and gated side access leading to the generous private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature shrubs and plants, stocked beds and borders, two useful storage sheds, 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

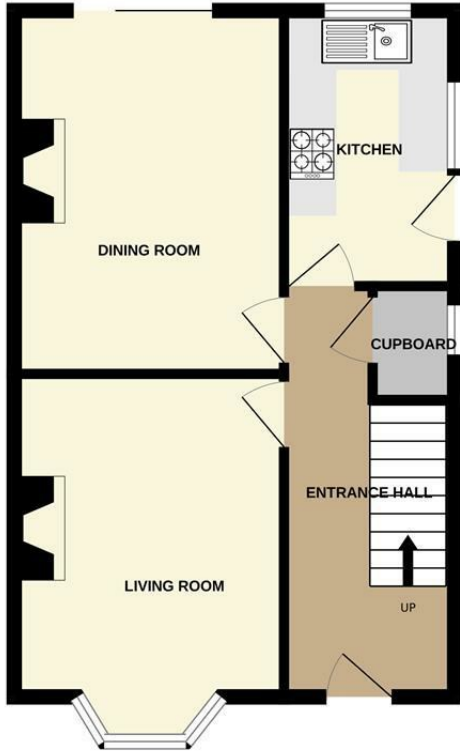
Has the Property Flooded?: No

### 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  
436 sq.ft. (40.5 sq.m.) approx.

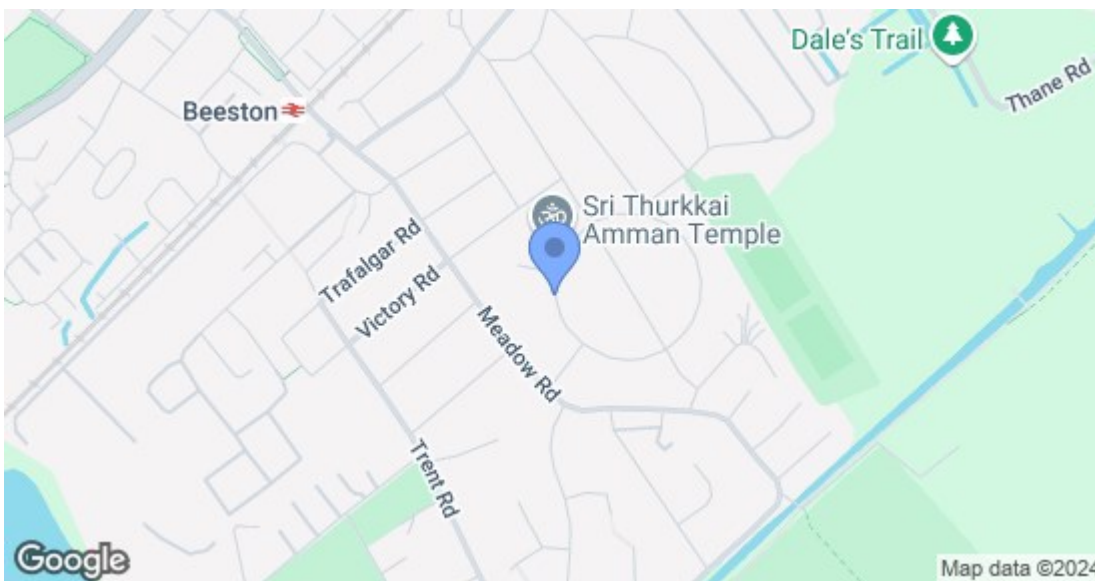


1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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