



Moor Gate,  
Beeston, Nottingham  
NG9 1GF

**£275,000 Freehold**



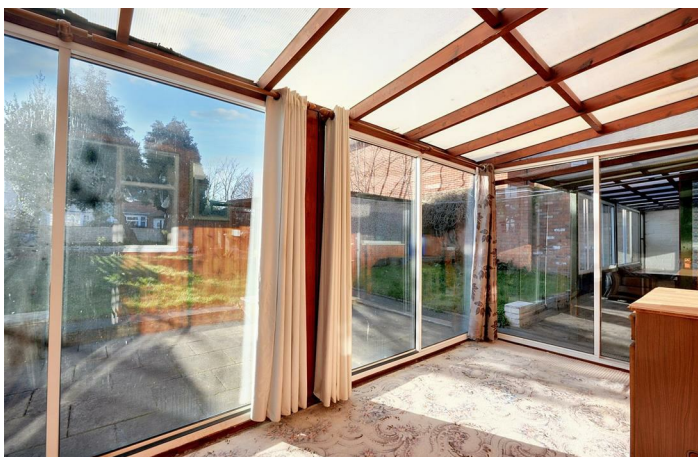
A three bedroom, semi detached property with the benefit of no upward chain.

Situated in this sought-after and established residential location, readily accessible for a large variety of local amenities, including shops, schools, excellent transport links, healthcare facilities and The University of Nottingham, this fantastic property offering great potential is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and growing families.

In brief the property comprises; entrance porch with a secondary door through to the entrance hall, open plan living dining room, kitchen, utility room, downstairs WC and conservatory to the ground floor, rising to the first floor there are two double bedrooms, a further single bedroom, separate WC and bathroom.

Outside to the front of the property there is a a lawned garden with a wall boundary with a generous driveway to the side and to the rear there is a private and enclosed garden.

Offered to the market with the advantage of no upward and further development opportunity subject to relevant planning permission, this great property is well worthy of an early internal viewing in order to be fully appreciated.



#### Entrance Porch

UPVC double glazed entrance door to the side, light and power and further UPVC double glazed door leading to the entrance hall.

#### Entrance Hall

UPVC double glazed door to front, carpet flooring, stairs leading to the first floor landing, useful under stair storage cupboard and radiator.

#### Open Plan Living Diner

26'3" x 11'0" (reducing to 8'5" (8.02m x 3.37m (reducing to 2.59m )

UPVC double glazed bay window to the front, carpet flooring, two radiators and door leading into the conservatory.

#### Conservatory

16'4" x 7'7" (4.99m x 2.32m )

A carpeted room with UPVC double glazed sliding door leading to the rear garden.

#### Kitchen

11'9" x 8'4" (3.60m x 2.55m )

Fitted with a range of wall, base and drawer units, rolled edged work surfaces, stainless steel sink and drainer unit, cooker point, useful appliance space, part tiled walls, laminate flooring, wall mounted boiler, access to pantry cupboard and door leading into the utility room.

#### Utility Room

8'4" x 6'0" (2.55m x 1.85m )

Space and fittings for free standing appliances to include, washing machine and tumble dryer and door leading into the rear garden.

#### Downstairs WC

Fitted with a low level WC and wash hand basin.

#### First Floor Landing

Window to the side, loft hatch and doors leading into the bathroom, separate WC and bedrooms.

#### Bedroom One

14'6" x 10'8" (4.43m x 3.27m )

UPVC double glazed bay window to the front, laminate flooring and radiator.

#### Bedroom Two

7'8" x 7'2" (2.34m x 2.19m )

UPVC double glazed window to the rear, fitted wardrobes, carpet flooring and radiator.

#### Bedroom Three

7'8" x 7'2" (2.34m x 2.19m )

UPVC double glazed window the front, carpet flooring and radiator.

#### Separate WC

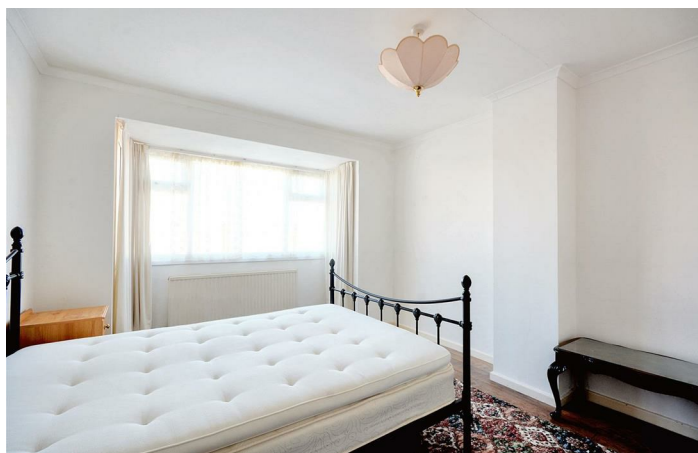
Fitted with a low level WC, laminate flooring, part tiled walls and UPVC double glazed window to the side.

#### Bathroom

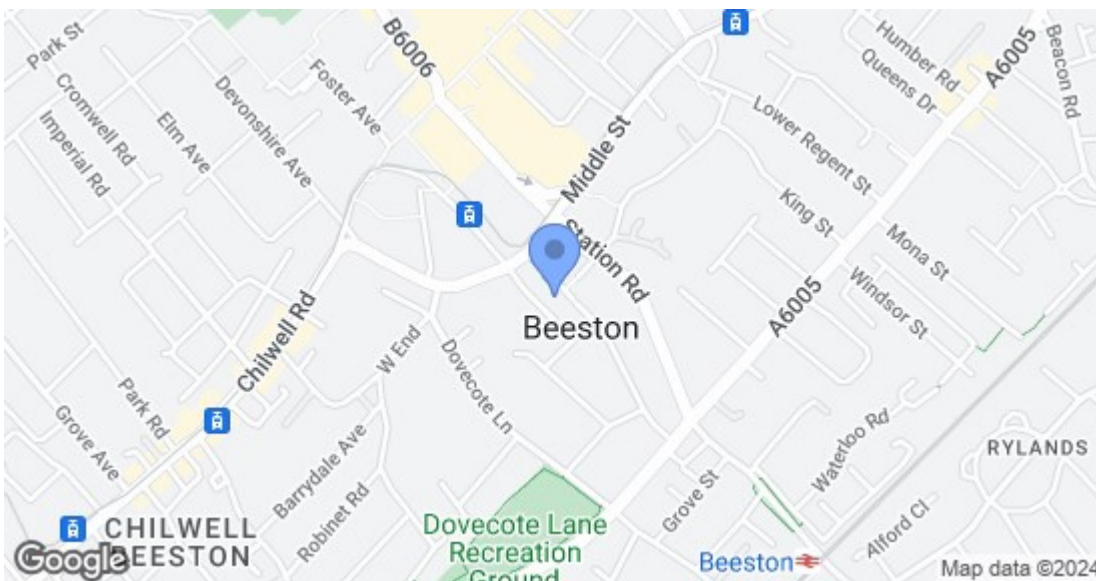
Fitted with a three piece suite comprising; panelled bath with hot and cold taps, shower cubicle with mains powered shower, pedestal wash hand basin, part tiled walls, laminate flooring, radiator and UPVC double glazed window to the rear.

#### Outside

To the front of the property there is a lawned garden with wall boundary with a generous driveway to the side providing ample off road car parking. To the rear the property has a private and enclosed rear garden which is mainly laid to lawn and features a paved seating area and a large double garage which can be accessed via Hallam Road.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	<b>61</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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.