



Denison Street
Beeston, Nottingham NG9 1DQ

£425,000

An instantly attractive three double bedroom
Victorian detached house.



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This double fronted period property has been particularly well maintained over the years and comes to the market in a ready to move into condition with features including double glazing, gas fired central heating and modern fitted kitchen.

The accommodation comprises: Entrance hallway, living room, sitting/dining room with archway through to the fitted kitchen. To the first floor the landing provides access to the three bedrooms and family bathroom completing the accommodation.

Situated in this highly regarded north west Beeston residential suburb with tree lined streets and period properties, this attractive area is within walking distance of the vibrant Beeston town centre which has a variety of national and independent retailers as well as Sainsbury, Tesco and a number of cafes, bars, restaurants and bistros for all tastes. The town also has fantastic transport links with bus, train and tram and the A52 is a short drive away for Nottingham, Derby and the M1 motorway for further afield.

The property is set back from the road with an enclosed frontage and pleasant rear garden which is attractively landscaped with a useful brick outbuilding.

Due to the ever popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.



Entrance Hallway

With front entrance door, stairs to the first floor and doors to both reception rooms.

Living Room

13'0" x 11'11" (3.98 x 3.64)

With feature period style cast iron fireplace, radiator and double glazed windows to the front and rear.

Sitting/Dining Room

12'11" x 11'10" (3.96 x 3.61)

With radiator, double glazed window to the front and archway to the kitchen.

Kitchen

16'4" x 10'11" (5.0 x 3.35)

Incorporating a modern fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine. Cupboard housing gas boiler (for central heating and hot water), double glazed window and door to the rear garden.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

13'1" x 11'11" (4.0 x 3.64)

With overstairs store cupboard, radiator and double glazed window to the front.

Bedroom Two

13'2" x 11'11" (4.02 x 3.64)

With radiator and double glazed window to the front.

Bedroom Three

11'0" x 7'3" (3.36 x 2.21)

With radiator and double glazed window to the rear.

Bathroom

8'9" x 7'6" (2.67 x 2.29)

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and a corner panelled bath with shower over. Radiator, built in airing cupboard with lagged cylinder. Double glazed window.

Outside

The property is set back from the road with a hedged in front garden and a pedestrian gate to the front door. The rear garden is good sized and enclosed, attractively landscaped with patio, lawn, colourful bedding and borders and useful brick built outbuilding.





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 operation or efficiency can be given. Made with Metageo ©2022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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