



Manton Crescent,  
Beeston, Nottingham  
NG9 2GE

**£250,000 Freehold**



A modern, extended two-bedroom end of terrace property with driveway to the front.

Situated just a short walk from Beeston, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: An entrance space, lounge, and extended kitchen diner to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a block paved driveway with ample space for multiple cars. The enclosed rear garden is primarily lawned with a raised decked seating area.

Having been incredibly well maintained by the currently vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door, carpet flooring, stairs to the first floor, and door leading into the lounge.

### Lounge

13'6" x 11'7" (4.14m x 3.54m )

A carpeted reception room, with radiator, media wall with feature electric fireplace and UPVC double glazed window to the front aspect.

### Kitchen Diner

15'7" x 14'8" (4.76m x 4.48m )

A range of wall, base and island units with work surfacing over and tiled splashbacks, sink with boiling hot water mixer tap, inset electric hob with extractor fan above and integrated electric double microwave oven, dishwasher and washing machine. Space and fittings for freestanding fridge freezer. Tiled flooring and UPVC double glazed bi-fold doors out to the rear garden.

### First Floor Landing

A carpeted landing, with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

13'5" x 9'9" (4.09m x 2.99m )

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

### Bedroom Two

10'0" x 8'4" (3.05m x 2.56m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and walk in electric power shower, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a block paved driveway with ample off-street parking for multiple cars and side access to the rear garden. This is primarily lawned with a raised decked seating area and fenced 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: Yes, for completed work.

Accessibility/Adaptions: None

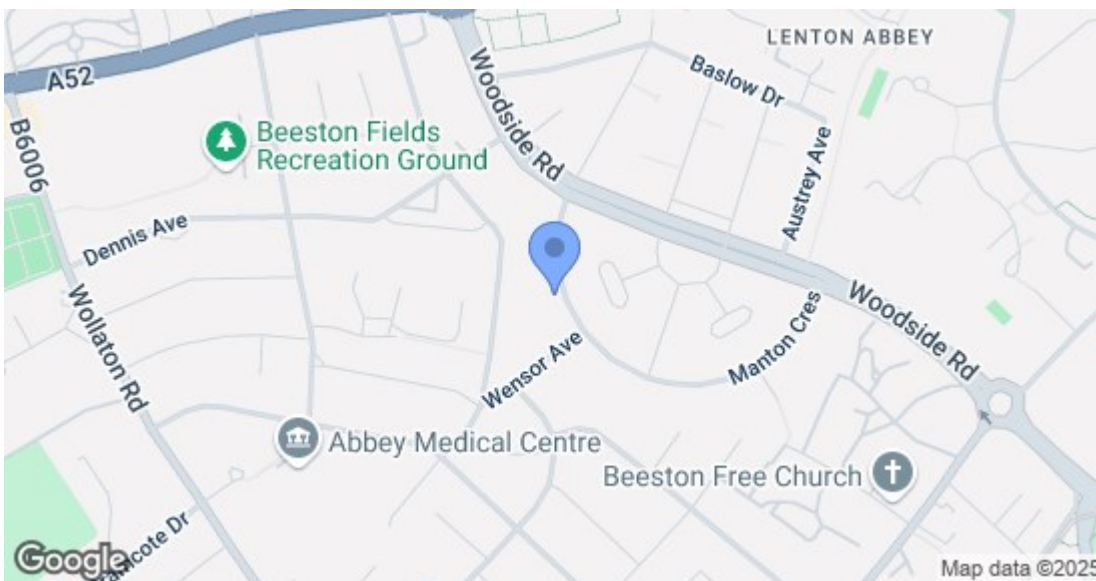
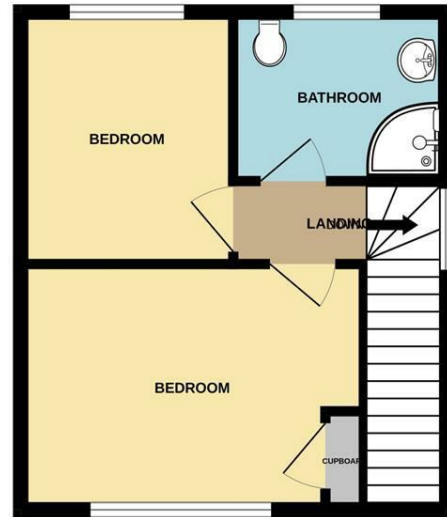
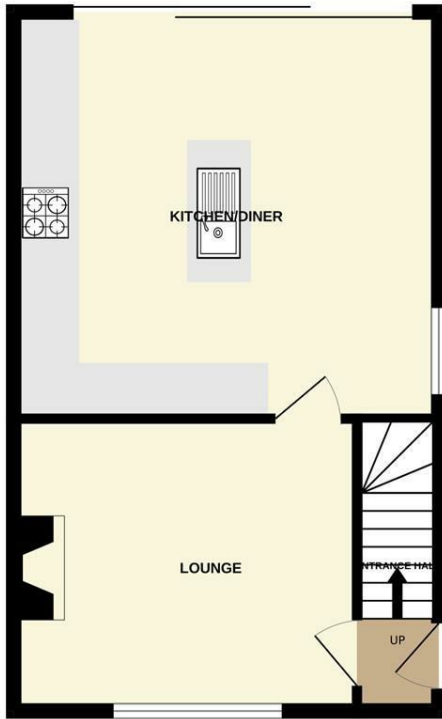
Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

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.