Robert Ellis

look no further...

Hallam Road,
Beeston, Nottingham
NG9 1GH

£210,000 Freehold

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An extended 1930's built two-bedroom semi-detached house.

Benefitting from a single storey extension to the rear, with feature Velux windows and patio doors to the rear garden, this deceptive property offers excellent potential for the incoming purchaser to upgrade and remodel to their taste and requirements.

In brief the internal accommodation comprises: entrance porch, entrance hall, sitting room, kitchen diner, garden room, rising to the first floor are two bedrooms and bathroom.

Outside the property has a walled low maintenance garden to the front, and to the rear there is primarily lawned garden with decking and shrubs.

Tucked away in a small cul-de-sac in an extremely central convenient Beeston location, well placed for the centre, train station and tram, as well as variety of other facilities, this great property is available with chain free vacant possession.

Entrance Porch
With double glazed windows to the side, and secondary door into hallway.

Entrance Hallway
Radiator, stairs off to first floor landing.

Sitting Room
13'3" x 11'3" (4.05m x 3.43m)
Double glazed wooden bay window to the front, radiator, and fuel effect gas fire with tiled hearth.

Kitchen Diner
14'7" x 8'0" (4.46m x 2.45m)
Fitted wall and base unit, work surfacing with tiled splashbacks, AEG gas cooker with extractor above, one and half bowl sink with mixer tap, plumbing for a washing machine, two double glazed wooden windows, radiator and an under stairs cupboard.

Garden Room
12'10" x 10'10" (3.92m x 3.31m)
Double glazed wooden windows, stable style door to the rear garden, and feature Velux windows.

First Floor Landing
Double glazed wooden window the side and loft hatch.

Bedroom One
14'7" decreasing to 11'3" x 9'9" (4.47m decreasing to 3.44m x 2.99m)
Two double glazed wooden windows, and radiator.

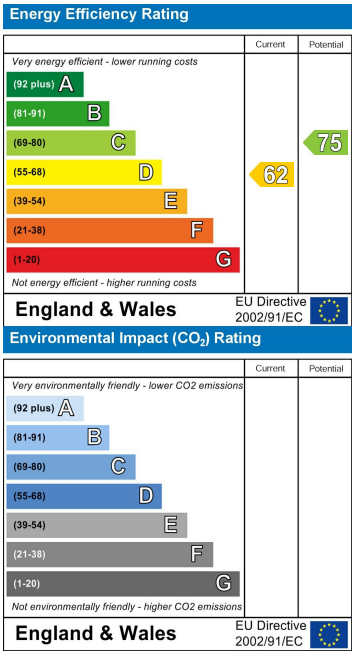
Bedroom Two
8'2" x 7'11" (2.49m x 2.43m)
Radiator and double glazed wooden window.

Bathroom
Fitted with a WC, pedestal wash-hand basin, bath with shower off the taps, fully tiled walls, double glazed wooden window, radiator and extractor fan.

Outside
To the front the property has a walled boundary with a patio and shrub border, and gated access leading along the side of the property to the rear garden. To the rear the property has decking, outside tap, primarily lawned garden with shrubs.

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
Does the property have spray foam in the loft?: No
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.



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