Robert Ellis

look no further...

Birch Avenue,
Beeston Rylands, Nottingham
NG9 1LL

£200,000 Freehold

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An attractive and traditional two bedroom end of terrace house.

Having retained much of it's original character and charm, this well proportioned two bedroom house is considered an excellent opportunity for a variety of potential purchasers but is considered ideal for a first time buyer or investor.

In brief, the well presented interior comprises: Entrance hallway, sitting room, kitchen/diner with walk in pantry and under stairs cupboard. To the first floor are two good sized bedrooms and a bathroom.

Outside the property has mature primarily lawned gardens to both front and rear, stocked beds and borders and a shared driveway along the side of the property.

Occupying an established residential location on a tree lined avenue within easy walking distance of Beeston canal and train station, local shops and other amenities, this great property is well worthy of viewing.

Entrance Hallway
A wooden panelled entrance door with glazed fanlight leads to hallway with stairs off to first floor landing.

Sitting Room
11'8" x 11'1" (3.57 x 3.40)
With UPVC double glazed window, radiator, fitted cupboard and electric fire with Adam style surround.

Kitchen/Diner
12'11" x 8'9" (3.94 x 2.69)
With a range of fitted wall and base units, worksurfaces, single sink and drainer with mixer tap, inset electric hob, inset electric oven and grill, plumbing for a dishwasher, further appliance space, two UPVC double glazed windows and door to the exterior.

Walk in Pantry Cupboard and Further Under Stairs C
With plumbing for a washing machine and Worcester boiler.

First Floor Landing
With UPVC double glazed window and loft hatch.

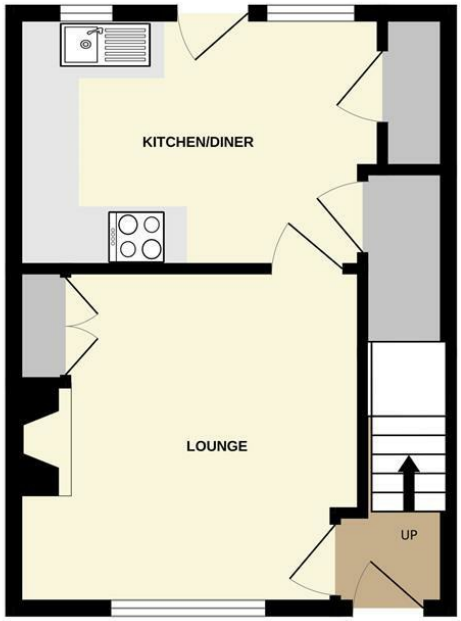
Bedroom One
12'0" x 10'11" (3.67 x 3.33)
With UPVC double glazed window, radiator, feature gas fire and fireplace and useful over stairs cupboard.

Bedroom Two
9'10" x 8'6" (3.01 x 2.61)
With UPVC double glazed window, radiator and fitted cupboard.

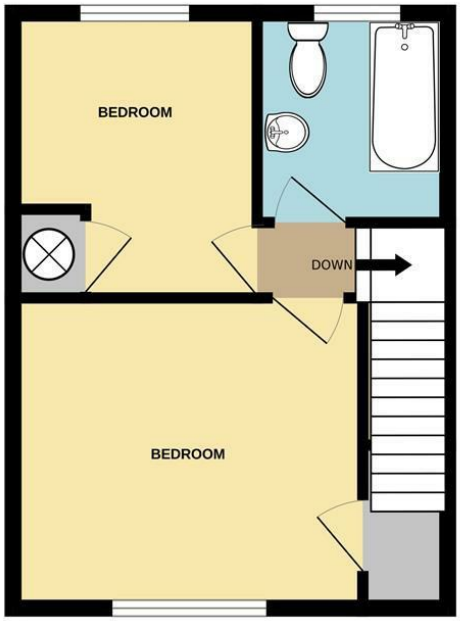
Bathroom
Incorporating a three piece suite comprising WC, pedestal wash hand basin, bath with mains controlled shower over, part tiled walls, UPVC double glazed window wand wall mounted heated towel rail.

Outside
To the front the property has a walled garden which is primarily lawned with mature stocked beds and borders. The property has a shared driveway to the side. To the rear there is a generous and enclosed garden with a yard area and a primarily lawned garden with mature shrubs and trees and a useful timber shed.

GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



28 BIRCH AVENUE, BEESTON RYLANDS

TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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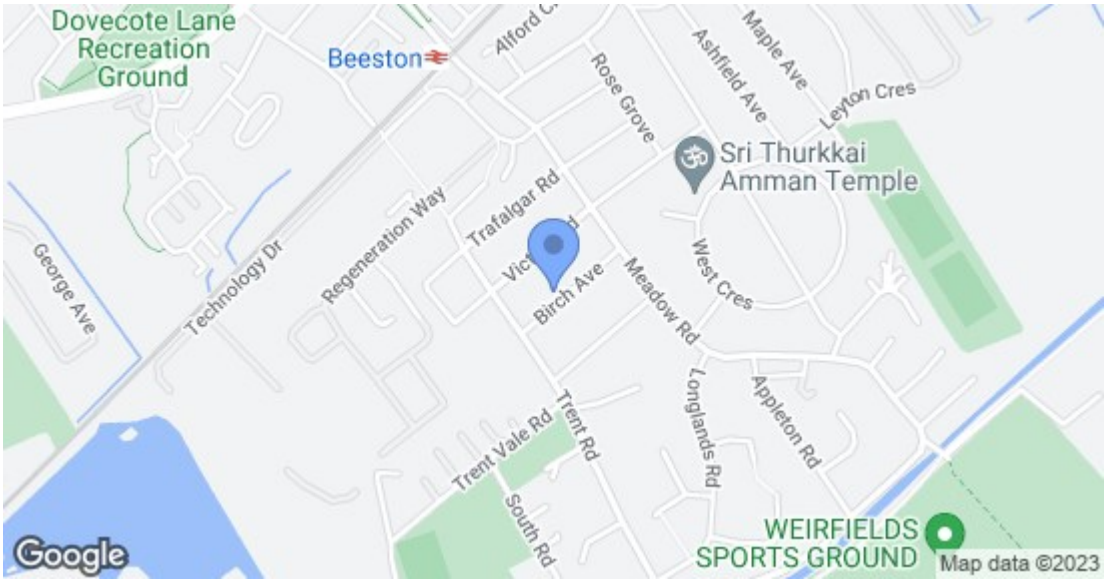

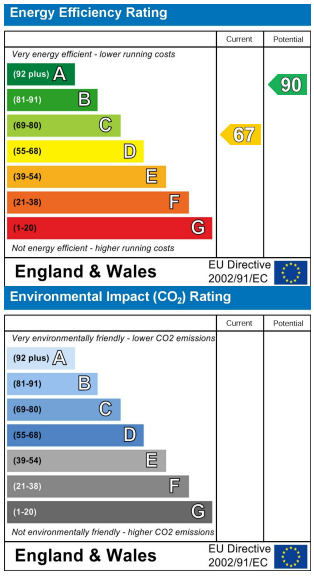

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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