



Beech Avenue
Beeston Rylands, Nottingham NG9 IQD

An extended 1930s three bedroom semi-detached house on a generous plot.

£270,000



An extended 1930s three bedroom semi-detached house on a generous plot.

Benefiting from an open plan kitchen/diner to the rear with conservatory off, this excellent house offers a well presented and versatile living space that would doubtless appeal to a variety of potential purchasers.

In brief the internal accommodation comprises: Entrance hallway, WC, sitting room, open plan extended kitchen/diner and conservatory to the ground floor. Rising to the first floor are two double bedrooms, a further single bedroom, separate WC and bathroom.

Outside the property has a gated driveway with a brick garage beyond and an established front garden and to the rear the property has a generous primarily lawned garden with mature shrubs and trees.

Occupying an established and sought after residential location close to a wide range of local amenities including Beeston train station and canal, local schools and parks, this excellent property is well worthy of viewing.



Entrance Hallway

A UPVC double glazed entrance door leads to hallway with radiator and stairs off to first floor landing.

WC

With WC, combined wash hand basin inset, tiled flooring, extractor fan and part tiled walls.

Sitting Room

12'2" x 10'2" (3.71 x 3.12)

With UPVC double glazed bay window and radiator.

Kitchen/Diner

22'1" x 13'6" decreasing to 8'7" (6.75 x 4.13 decreasing to 2.62)

With fitted wall and base units, worksurfacing with tiled splashbacks, breakfast bar, one and a half bowl sink with mixer tap, inset gas hob with air filter above and electric oven below, integrated dishwasher, fridge freezer and washing machine, two UPVC double glazed windows, radiator, built in book shelves and bench seat for additional storage and further double glazed patio doors leading to the conservatory.

Conservatory

15'0" x 7'1" (4.59 x 2.17)

With UPVC double glazed patio doors leading to the rear garden, a further patio door to the side and UPVC double glazed windows.

First Floor Landing

With UPVC double glazed window.

Bedroom One

13'6" x 10'2" (4.14 x 3.10)

With UPVC double glazed window and radiator.

Bedroom Two

10'11" x 9'1" (3.35 x 2.79)

With UPVC double glazed window, radiator and exposed and varnished floorboards.

Bedroom Three

7'11" x 6'9" (2.42 x 2.08)

With UPVC double glazed window and radiator.

WC

With WC, UPVC double glazed window and exposed floorboards.

Bathroom

With pedestal wash hand basin, bath with Creda shower over, part tiled walls, extractor fan, UPVC double glazed window, radiator and airing cupboard housing the Ideal combination boiler.

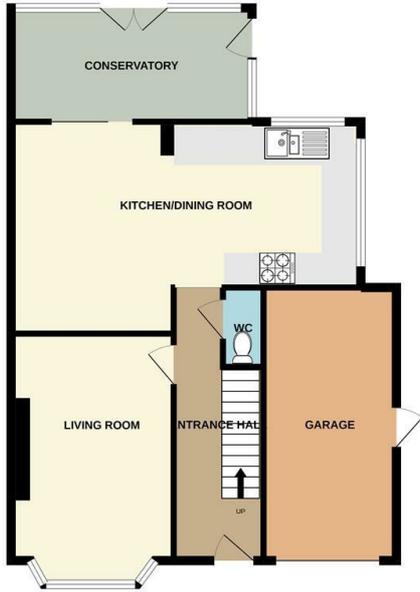
Outside

To the front the property has a gated driveway with the brick garage beyond and an established front garden with shrubs and slate chippings. To the rear the property has a generous and mature garden which comprises decking, a primarily lawned garden with mature shrubs, raised beds and fruit trees. The property also benefits from a summer house and a useful brick store.



GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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