Robert Ellis

look no further...

Barrydale Avenue,
Beeston, Nottingham
NG9 1GN

£265,000 Freehold

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An extended and well-presented two-bedroom semi-detached house.

Considered ideal for a first time buyer or investor, though likely to appeal to a variety of potential purchasers, this excellent house, with an open plan kitchen diner to the rear, is offered to the market with the benefit of chain free vacant possession.

In brief the ready to move into accommodation comprises: entrance hall, sitting room, open plan kitchen diner, then rising to the first floor are two bedrooms and a bathroom.

Outside the property has an established low maintenance garden to the front with shrubs, shared drive to the side, leading to parking and a garage. To the rear there is an enclosed landscaped garden.

Tucked away in a sought-after residential location within central Beeston, within easy walking distance of the town centre, tram stop, train station, and a wide variety of other facilities, this excellent house is well worthy of viewing.

A composite double glazed entrance door leads to hallway.

Entrance Hallway
Radiator, and stairs off to the first floor landing.

Sitting Room
13'6" x 13'0" (4.12m x 3.97m)
UPVC double glazed bay window to the front, radiator, and Adam-style fire surround with tiled hearth.

Kitchen Diner
16'0" x 10'5" increasing to 16'6" (4.88m x 3.20m increasing to 5.03m)
With a range of fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, inset gas hob, inset electric oven, plumbing for a washing machine and dishwasher, three UPVC double glazed windows, wooden door to the exterior, useful under stairs cupboard with UPVC double glazed window, and wall mounted Baxi boiler.

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

Bedroom One
16'1" decreasing to 11'11" x 11'1" (4.91m decreasing to 3.64m x 3.40m)
UPVC double glazed window, and radiator.

Bedroom Two
9'10" x 8'9" (3.02m x 2.69m)
UPVC double glazed window and radiator.

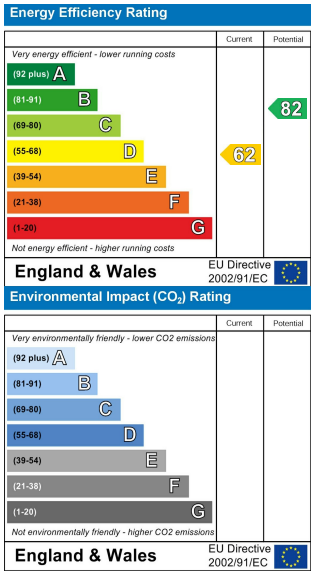
Bathroom
With modern fitments in white comprising: WC, pedestal wash-hand basin, bath with Triton shower over, part tiled walls, UPVC double glazed window, radiator, and extractor fan.

Outside
To the front the property has an established garden, with shrub border, slate bed, path to the front door, shared drive which leads along the side of the property to a parking space with a detached garage beyond. To the rear the property has an established and landscaped garden with outside tap, power point, decking, raised border, further gravel area, stocked beds and borders with shrubs and trees, lawn and outside shed.

Garage
19'11" x 9'2" (6.09m x 2.80m)
Up and over door to the front, UPVC double glazed window to the side.

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: obtained
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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