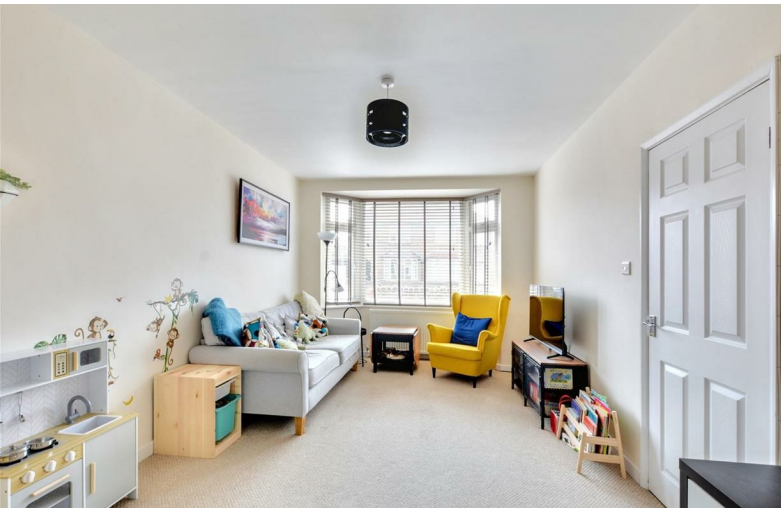




West Crescent,  
Beeston Rylands, Nottingham  
NG9 1QE

**£300,000 Freehold**



Situated in the popular and convenient area of Beeston Rylands, Nottingham, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Beeston is known for its vibrant community and excellent local amenities, including shops, schools, and parks, making it an ideal location for those seeking a balanced lifestyle. With good transport links to Nottingham city centre, this property is perfectly situated for both work and leisure.

This house on West Crescent is not just a place to live; it is a place to call home. Whether you are looking to settle down or invest, this property offers a wonderful opportunity to enjoy all that Beeston has to offer. Do not miss the chance to view this charming residence.



### Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window to the side, radiator, stairs to the first floor, useful under stairs cupboard, and door to the WC, kitchen diner and lounge.

### Lounge

15'3" x 10'2" (4.67m x 3.11m )

A carpeted reception room with UPVC double glazed bay window to the front, radiator and French doors to the kitchen diner.

### Kitchen Diner

16'11" x 16'2" (5.16m x 4.94m )

Laminate flooring, a range of wall, base and drawer units, work surfaces, sink with drink and mixer tap, integrated electric oven with induction hob, and extractor fan over, tiled splashbacks, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine, radiator, UPVC double glazed window to the rear and side, UPVC double glazed door to the side.

### WC

Fitted with a WC, wall mounted wash-hand basin, tiled splashbacks, laminate flooring, and UPVC double glazed window to the side.

### First Floor Landing

With UPVC double glazed window to the side, and doors to the bathroom and three bedrooms.

### Bedroom One

13'7" x 10'3" (4.15m x 3.13m )

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

### Bedroom Two

10'11" x 9'3" (3.35m x 2.83m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Three

8'0" x 6'8" (2.45m x 2.05m )

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

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, laminate flooring, wall mounted heated towel rail, spotlights, UPVC double glazed window to the rear, loft hatch, and extractor fan.

### Outside

To the front of the property you will find a concrete driveway with gated side access leading to carport and generous private and enclosed rear garden, which includes a paved patio, overlooking the lawn beyond, mature trees and shrubs, two useful storage sheds, one with light and power.

### 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.



GROUND FLOOR

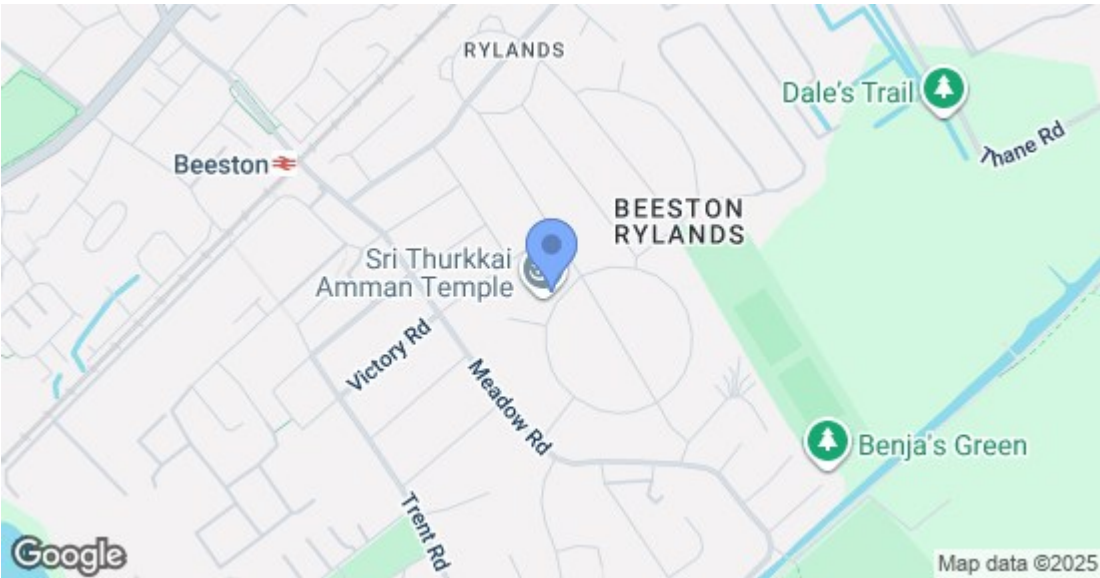
Robert Ellis  
ESTATE AGENTS

1ST FLOOR



10 WEST CRESCENT BEESTON RYLANDS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 operation or efficiency can be given.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (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 <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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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