Robert Ellis

look no further...

Hall Croft
Beeston, Nottingham NG9 1EL

A three bedroom semi-detached house with detached garage and no upward chain.

£275,000

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A conveniently placed three bedroom semi-detached property within walking distance of Beeston High Street. Ideal for any purchaser looking to put their own stamp on their next family home.

This lovely home is considered the perfect opportunity for a variety of potential buyers including first time buyers, young professionals and families.

The property is situated in a popular residential location just a short distance from Beeston High Street and within close proximity to a wide range of local amenities including supermarkets, bars, cafes, restaurants, schools, the gym and the Arc cinema.

In brief, the internal accommodation comprises: Entrance hallway, extended open plan living, dining and kitchen space and wet room to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

The property benefits from a paved front garden and side access leading to a private rear garden which is primarily lawned with a pebbled seating area, a variety of flowerbeds and mature shrubs. There is also the advantage of a detached garage and outhouse for storage.

Benefiting from no upward chain, this property is well worthy of an early viewing.

Entrance Hallway
With double glazed door through to carpeted entrance space with radiator and storage cupboard.

Open Plan Living Space

Living Room
11'4" x 14'4" (3.472 x 4.369)
Carpeted room with radiator, new gas fire and UPVC double glazed bay window to the front aspect.

Dining Room
11'3" x 12'11" (3.431 x 3.938)
Carpeted room with radiator.

Kitchen
16'4" x 4'11" (4.984 x 1.502)
With wall, base and drawer units with worksurfaces over including breakfast bar, inset sink with drainer, space and fittings for a freestanding washing machine, dryer, fridge freezer and gas oven. UPVC double glazed window and door to the rear aspect.

Wet Room
With electric power shower, pedestal wash hand basin and low flush WC, extractor fan and UPVC double glazed window to the side aspect.

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

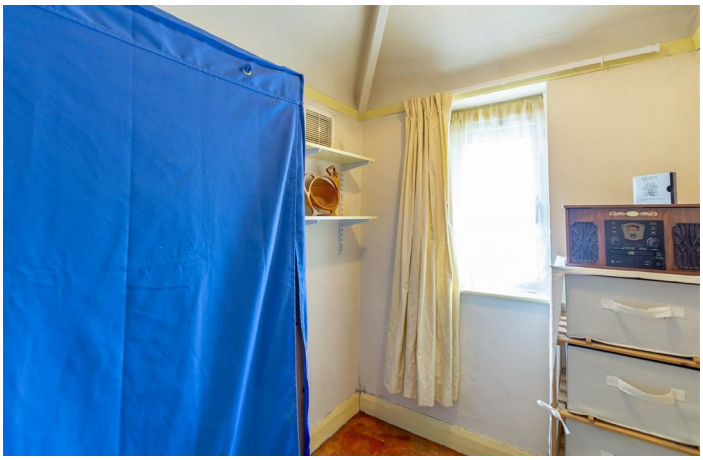
Bedroom One
11'11" x 11'6" (3.655 x 3.523)
Carpeted room with radiator, original 1930 feature fireplaces and UPVC double glazed window to the front aspect.

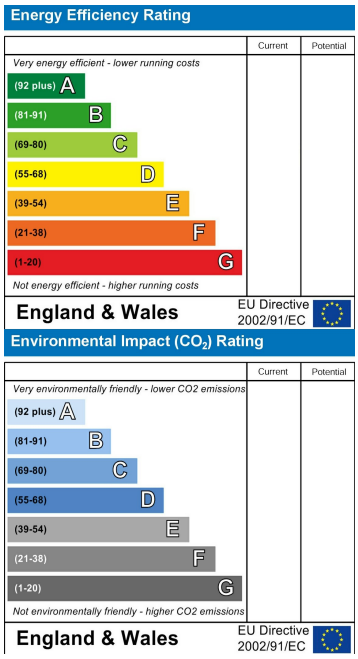
Bedroom Two
11'2" x 12'0" (3.429 x 3.666)
Carpeted room with radiator, original 1930 feature fireplaces, storage cupboard housing the wall mounted boiler and UPVC double glazed window to the rear aspect.

Bedroom Three
5'8" x 6'9" (1.742 x 2.060)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bathroom
Incorporating a three piece suite comprising bath, pedestal wash hand basin and low flush WC.

Outside
A paved front garden and side access leads to the private rear where you will find a primarily lawned garden with pebbled seating area, a variety of flowerbeds and mature shrubs. There is also a detached garage and outhouse for storage.





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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