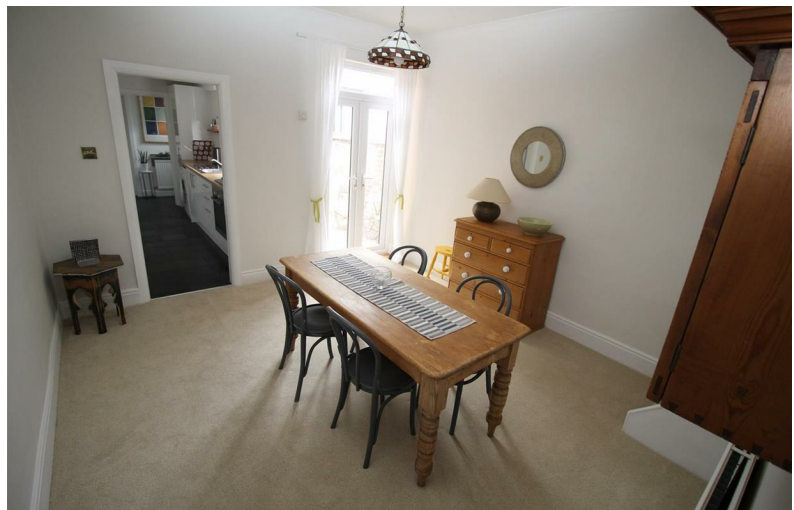


Robert Ellis

look no further...



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£250,000 Freehold

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A MODERNISED THREE BEDROOM PERIOD SEMI DETACHED HOUSE.

Gas centrally heated and double glazed accommodation benefiting from re-fitted kitchen and bathroom and in a well decorated and ready to move into condition throughout.

In brief the internal accommodation comprises lounge with bay window to the front, inner lobby with understairs cupboard leading to a good size dining room with stairs leading to the first floor and French doors to the rear garden, fitted galley kitchen with rear lobby and rear exit door leading to a ground floor re-fitted bathroom in white with bath/shower and w.c. whilst to the first floor are three bedrooms.

Low maintenance shaded and walled gardens to the rear within walking distance of Beeston town centre for tram and all local amenities, an early viewing comes highly recommended.



Lounge

13'8" x 12'0" approx (4.167m x 3.659m approx)

UPVC double glazed bay window to the front, recessed chimney breast with feature tiled hearth, central heating radiator, stripped and varnished wood floors, UPVC double glazed door to the front and two wall lights points. Doorway to:

Inner Hall

With understairs storage cupboard leading through to:

Dining Room

12'11" x 12'0" approx (3.953m x 3.664m approx)

Open plan stairs to the first floor, central heating radiator, double glazed French doors to the rear and door to:

Kitchen

13'8" x 6'11" approx (4.171m x 2.126m approx)

Impressive contemporary fitted wall and base cupboards with contrasting wood effect work surfacing and inset single drainer sink unit, integrated electric oven, gas hob with stainless steel splashback and extractor, work surfaced upstand, appliance space, breakfast bar area and UPVC double glazed window to the side. Open doorway to:

Rear Lobby

With radiator and door to the rear garden and doorway to:

Bathroom

Re-fitted with a contemporary white three piece suite to vanity wash hand basin, low flush w.c. and panelled bath with electric shower over, fully tiled splashbacks and walls, double glazed window to the side and radiator.

First Floor Landing

Bedroom 1

12'1" x 11'10" approx (3.695m x 3.619m approx)

Central heating radiator, overstairs storage/wardrobe, UPVC double glazed window at the front.

Bedroom 2

13'1"um x 9'0" approx (3.99um x 2.760m approx)

Central heating radiator, UPVC double glazed window at the rear.

Bedroom 3

9'6" x 7'1" approx (2.921m x 2.173m approx)

Central heating radiator, UPVC double glazed window at the rear.

Outside

Brick forecourt with retaining wall, shale low maintenance gardens at the rear, walled and fenced in for low maintenance, an early viewing comes highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.