Robert Ellis

look no further...

Lime Grove Avenue,
Beeston,
NG9 4AR

£495,000 Freehold

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Positioned just a short distance from Beeston High Street, you are ideally placed for access a wide range of local amenities including shops, schools, healthcare facilities, restaurants and transport links.

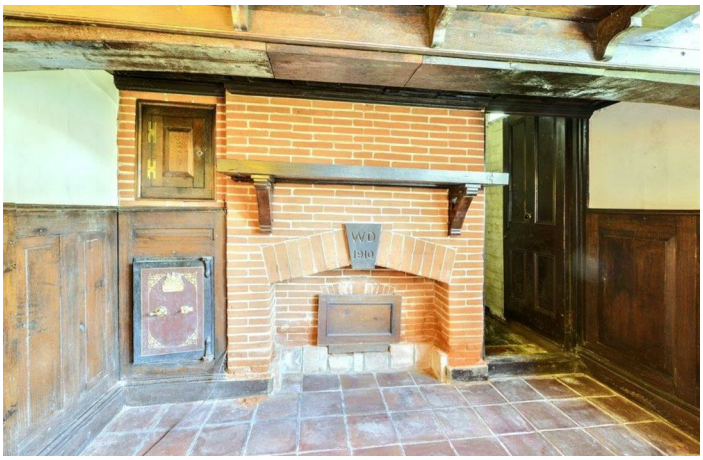
This period property, dating back to the early 1900's would be an ideal opportunity for a wide range of buyers who are looking to put their own stamp on a purchase. This could include young professionals, growing families, or anyone looking to relocate this sought after location.

Part of the property was affected by subsidence a number of years ago. Any refurbishment plans for the property should include the repair/rebuilding of the areas affected.

In brief the bright and airy internal accommodation comprises; a welcoming entrance hall, spacious living room, breakfast kitchen and sitting/dining room. On the first floor are four bedrooms, the fourth bedroom having an additional versatile room that could be used as a dressing room or study, and a family bathroom. The property also benefits from a laundry/utility room and an outside store room, possibly suitable for conversion to an office if required.

Outside to the front is a lawned garden with mature shrubs and trees, giving the house lots of privacy and a driveway, leading to the garage, with ample off street parking for multiple cars in tandem. The rear garden is primarily lawned.

Having been well loved by it's owners for over 50 years, this property is well worthy of an early internal viewing.



Entrance Hall
Hard wood entrance door through to a carpeted entrance hall, with radiator and useful under stairs storage cupboard, offering a suitable space to add a downstairs WC.

Living Room
A carpeted reception room, with gas fire, radiator, window to the side aspect and bay window and door out to the front garden.

Breakfast Kitchen
A range of wall and base units, work surfacing with tiled splashbacks, two fitted sinks and drainer units, inset gas hob and integrated electric double oven, space and fittings for freestanding appliances to include fridge freezer and dishwasher. Radiator and bay window to the front aspect.

Sitting/Dining Room
An impressive second reception room, with beamed ceilings and panelled walls, inglenook fireplace with exposed brickwork and built-in salt cupboard and safe, to the side of the fireplace is a small sunken cellar area, leaded windows out to the rear of the property and hard wood door out to the garden.

First Floor Landing
A carpeted landing space with a stained-glass window to the front aspect.

Bedroom One
A carpeted double bedroom, with radiator, fitted wardrobes, airing cupboard, wash basin, and window to the front aspect.

Bedroom Two
A carpeted double bedroom, with radiator and window to the front aspect.

Bedroom Three
A carpeted double bedroom, with radiator and window to the rear aspect.

Bedroom Four
A carpeted bedroom, with radiator and window to the rear aspect.

Dressing Room
A carpeted room, with radiator and window to the rear aspect.

Bathroom
A four-piece suite comprising a low flush WC, wash hand basin, walk in mains powered shower and bidet, part tiled walls, radiator and window to the rear aspect.

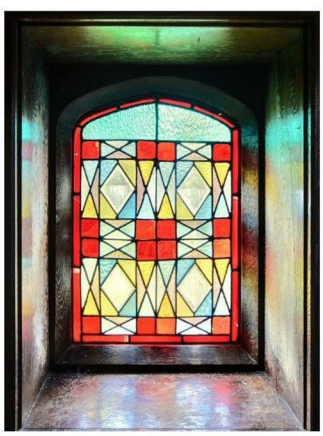
WC
Low flush WC, radiator and window to the front aspect.

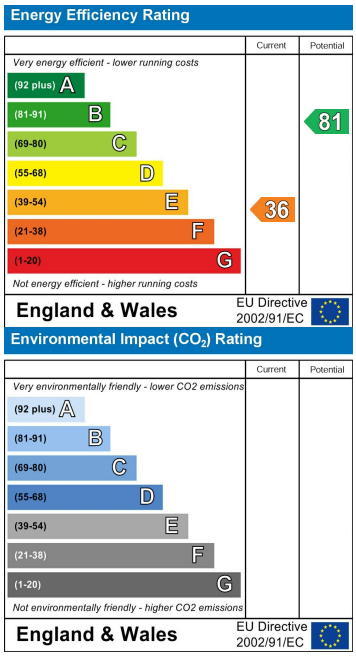
Laundry Room and Store
An easily converted space with external access, currently set up as a laundry and room with fitted Belfast sink and low flush WC, also housing the central heating boiler.

Outside
To the front of the property is a lawned garden, with mature shrubs and greenery providing lots of privacy to the property, the lawn leads round to the rear of the property with a paved seating area and further shrubs. The property also has the advantage of a driveway, leading to a detached garage, with ample parking for multiple cars in tandem.

Material Information
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: 1: TPO on the Scots Pine tree in the garden. 2: The covenant is 'only [to] use the Property as a single private dwelling house.
Rights and Easements: Access to the property is via the Twitchell, which is a public footpath, Muskegon, alone, has a private vehicular right of way along it
Planning Permissions/Building Regulations:
Accessibility/Adaptions: None
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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