Robert Ellis

look no further...

Barrydale Avenue,
Beeston, Nottingham
NG9 1GN

£240,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A well presented two double bedroom mid terraced house.

Situated in this popular and convenient residential location within walking distance of a range of local shops and amenities, including Beeston town centre, schools and transport links, such as the NET tram. This fantastic property is considered an ideal opportunity for a variety of potential purchasers, including first time buyers, young professionals and investors.

In brief, the internal accommodation comprises entrance hall, lounge and kitchen diner to the ground floor, with two good sized double bedrooms and a bathroom to the first floor.

To the front of the property, you will find slate chippings with mature shrubs and gated access to the rear where you will find a generous private and enclosed garden which includes a patio overlooking the lawn beyond, stocked beds, mature trees and shrubs, useful storage shed and fence boundaries.

Offered to the market with the benefit of uPVC double glazing and gas central heating throughout, ready to move into condition and CHAIN FREE vacant possession, this property truly must be viewed in order to be fully appreciated.

Entrance Hall
With a front door, laminate flooring, stairs to the first floor, radiator and door to the lounge.

Lounge
Laminate flooring, uPVC double glazed bay window to the front, radiator and door to the kitchen diner.

Kitchen Diner
With a range of wall, base and drawer units in white, work surfaces with sink with drainer and mixer tap, integrated electric oven with gas hob and air filter over, integrated fridge/freezer, plumbing for a washing machine, tiled splashbacks, vinyl flooring, radiator, uPVC double glazed window to the rear, useful understairs storage cupboard and door to the rear.

First Floor Landing
With loft hatch and doors to the bathroom and two bedrooms.

Bedroom 1
With laminate flooring, uPVC double glazed window to the front and radiator.

Bedroom 2
With laminate flooring, uPVC double glazed window to the rear and radiator.

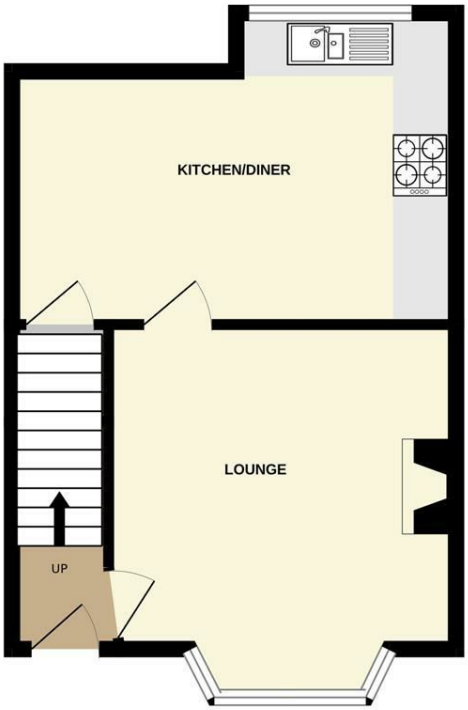
Bathroom
Incorporating a three piece suite comprising panel bath with electric shower over, pedestal wash hand basin, WC, tiled flooring and walls, uPVC double glazed window to the rear, heated towel rail and extractor fan.

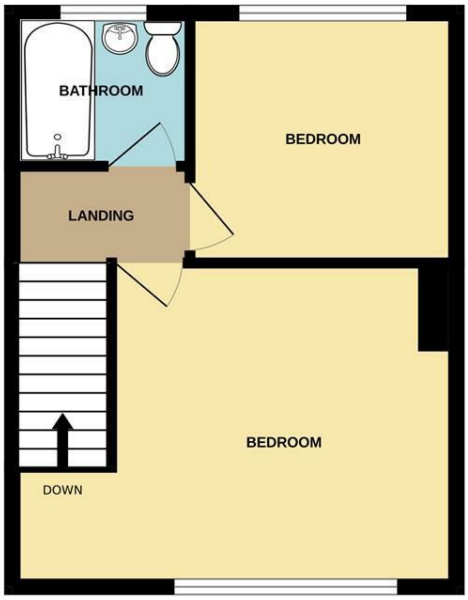
Outside
To the front of the property, you will find slate chippings with mature shrubs and gated access to the rear where you will find a generous private and enclosed garden which includes a patio overlooking the lawn beyond, stocked beds, mature trees and shrubs, useful storage shed and fence boundaries.

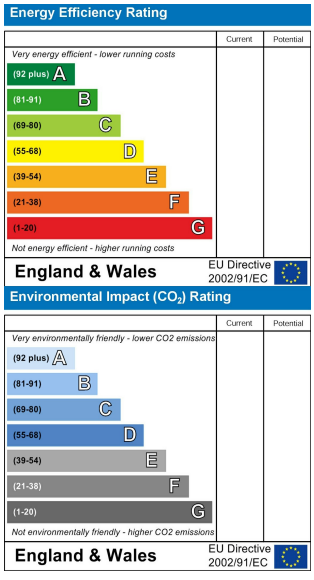
GROUND FLOOR

Robert Ellis ESTATE AGENTS

1ST FLOOR







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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888