Robert Ellis

look no further...

Birch Avenue,
Beeston Rylands, Nottingham
NG9 1LL

£240,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An immaculately presented two double bedroom end terraced house with the benefit of off-road parking.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities, including schools, transport links and Beeston Marina. 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 bathroom to the first floor.

To the front of the property you will find a gravel driveway with gated side access leading to the private enclosed generous rear garden which includes a patio with a spacious lawned area beyond and a gravel area to the rear, a range of stocked beds and borders, mature trees and shrubs, storage shed and fence boundaries.

Offered to the market with the benefit of a range of modern fixtures and fittings throughout, uPVC double glazing and gas central heating. An early internal viewing comes highly recommended in order to fully appreciated.

ENTRANCE HALL
uPVC double glazed front door, stairs to the first floor, radiator and door to the lounge.

LOUNGE
11'11" x 10'11" (3.64 x 3.33)
Carpeted lounge with uPVC double glazed bay window to the front, a feature exposed brick wall with a log burner and tiled hearth, fitted understairs storage cupboards and a door to the kitchen/diner.

KITCHEN/DINER
15'3" x 10'1" (4.65 x 3.09)
Range of modern wall, base and drawer units, work surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven, electric hob with extractor fan over, tiled splashbacks, laminate flooring, plumbing for washing machine and dishwasher, space for a fridge/freezer, radiator, uPVC double glazed window to the rear and uPVC double glazed door with flanking windows to the rear.

LANDING
uPVC double glazed window to the side, loft hatch and doors to the bathroom and two bedrooms.

BEDROOM ONE
11'11" x 10'11" (3.65 x 3.34)
A carpeted double bedroom with uPVC double glazed window to the front, radiator and built-in wardrobe.

BEDROOM TWO
10'2" x 8'11" (3.11 x 2.73)
Carpeted double bedroom with uPVC double glazed window to the rear and radiator.

BATHROOM
A three piece suite comprising panel bath with mains controlled shower over, pedestal wash hand basin, WC, tiled walls, wooden flooring, heated towel rail and uPVC double glazed window to the rear.

OUTSIDE
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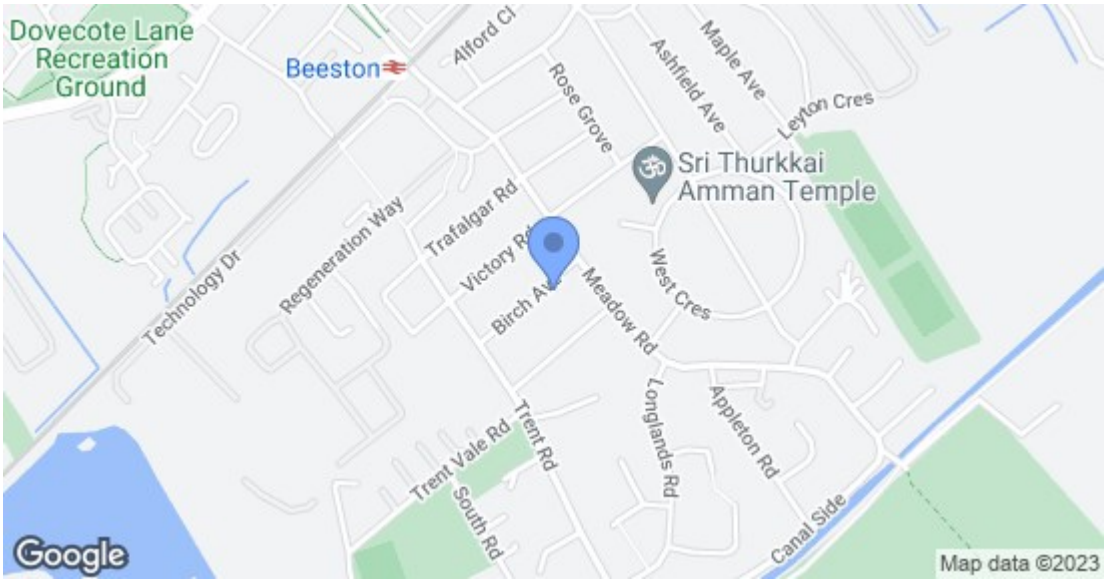

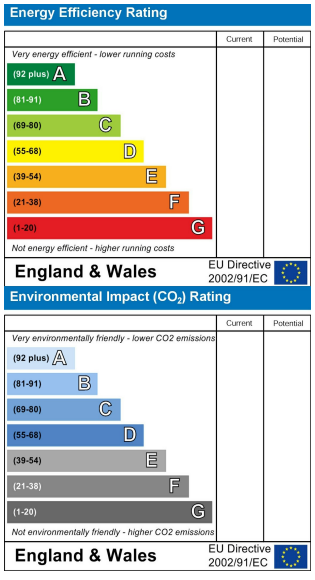

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.