Robert Ellis

look no further...

Hall Croft,
Beeston, Nottingham
NG9 1EL

£270,000 Freehold

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This delightful end-terrace house presents an excellent opportunity for both first-time buyers and families alike. With no upward chain, you can move in with ease and start enjoying your new home right away.

The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The spacious layout allows for versatile use, whether you envision a cosy lounge or a formal dining area. The three well-proportioned bedrooms provide ample space for rest and relaxation, making it an ideal setting for a growing family or those seeking a comfortable retreat.

The bathroom is conveniently located, ensuring practicality for daily routines. The end-terrace design offers additional privacy and a sense of space, while the surrounding area is known for its friendly community atmosphere and local amenities.

Beeston is a vibrant town with a variety of shops, cafés, and parks, all within easy reach. Excellent transport links make commuting to Nottingham city centre and beyond a breeze, enhancing the appeal of this lovely home.

In summary, this end-terrace house on Hall Croft is a wonderful opportunity to secure a charming property in a sought-after location. With its generous living spaces, three bedrooms, and the added benefit of no upward chain, it is a must-see for anyone looking to settle in Beeston. Don't miss your chance to make this house your home.

Entrance Hall
Composite entrance door, radiator, useful storage cupboard, stairs to the first floor, and door to the lounge.

Lounge
12'9" x 11'9" (3.91m x 3.6m)
A carpeted reception room with UPVC double glazed bay window to the front, feature electric fire, radiator and opening into the dining room.

Dining Room
9'6" x 8'4" (2.9m x 2.55m)
A carpeted reception room with radiator, UPVC double glazed sliding patio doors to the rear, and door to the kitchen.

Kitchen
9'6" x 7'2" (2.91m x 2.2m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven, inset induction hob with air filter over, tiled flooring and splashback, UPVC double glazed window to the rear, plumbing for a washing machine, radiator, and pantry.

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

Bedroom One
11'10" x 8'9" (3.61m x 2.67m)
Wooden flooring, UPVC double glazed window to front, and radiator.

Bedroom Two
11'3" x 9'1" (3.43m x 2.77m)
A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

Bedroom Three
8'8" x 6'11" (2.65m x 2.11m)
A carpeted bedroom with built-in storage cupboard, UPVC double glazed window to the front, and radiator.

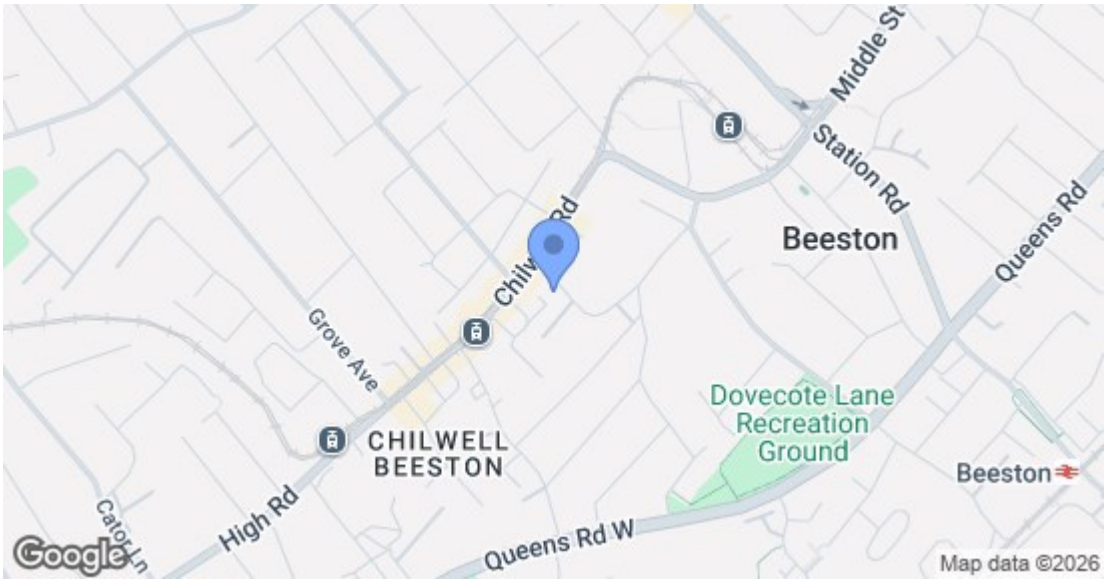
Bathroom
Incorporating a three-piece suite comprising panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled walls, radiator, spotlights, and UPVC double glazed window to the rear.

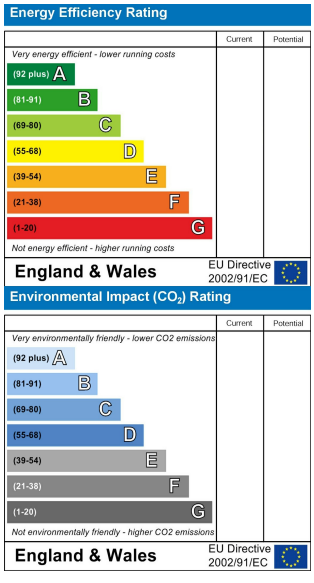
Outside
To the front of the property there is a small lawned garden with a concrete driveway with the garage beyond. To the rear of the property there is a low maintenance garden with a sunny aspect, which includes a block paved patio overlooking the gravel area beyond, a range of stocked borders, mature trees and shrubs, and fence boundaries.

Garage
16'9" x 8'1" (5.11m x 2.48m)
Up and over garage door to the front, pedestrian door to the side, light and power.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
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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