



Manton Crescent,  
Beeston, Nottingham  
NG9 2GB

**£220,000 Freehold**



A WELL PRESENTED THREE BEDROOM END OF TERRACE PROPERTY.

The property is ideally suited to a large variety of buyers including first time purchasers and young families looking to get onto the property ladder or investors looking to add to their portfolio.

Occupying a popular residential location, it is readily accessible for Beeston town centre, Nottingham University and the Queens Medical Centre, with a variety of other local amenities within close proximity, including shops, schools and restaurants. The position of the property also offers easy access for both bus and tram transport links and commuting roads such as the A52.

In brief, the internal accommodation comprises: Entrance space, living room and breakfast kitchen to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

The property also has the benefit of a lawned front garden with hedged boundaries and paved shared driveway to the rear side access. The rear is also primarily lawned with hedged boundaries and space for a shed if required.

With the benefit of a tidy interior throughout this property is well worthy of an early internal viewing.



## Entrance

Composite door through to Entrance space.

## Living Room

13'10" x 11'0" approx (4.24m x 3.36m approx)

Carpeted flooring, with gas fireplace and window to the front aspect.

## Kitchen Diner

16'9" x 8'4" approx (5.12m x 2.55m approx)

A range of wall, base and draw units with work surfaces over inset sink with drainer. Integrated appliances to include fridge, freezer, electric oven and gas hob. Space and fittings for freestanding appliances to include washing machine. Windows and composite door to the rear garden. Access to spacious pantry cupboard.

## First Floor Landing

Access to the loft hatch and window to the side aspect.

## Bedroom 1

10'2" x 9'7" approx (3.10m x 2.93m approx)

Carpeted room, with radiator and window to the front aspect.

## Bedroom 2

9'5" x 8'7" approx (2.89m x 2.63m approx)

Carpeted room, with radiator and window to the rear aspect.

## Bedroom 3

8'0" x 6'11" approx (2.44m x 2.13m approx)

Carpeted room, with radiator and window to the rear aspect.

## Bathroom

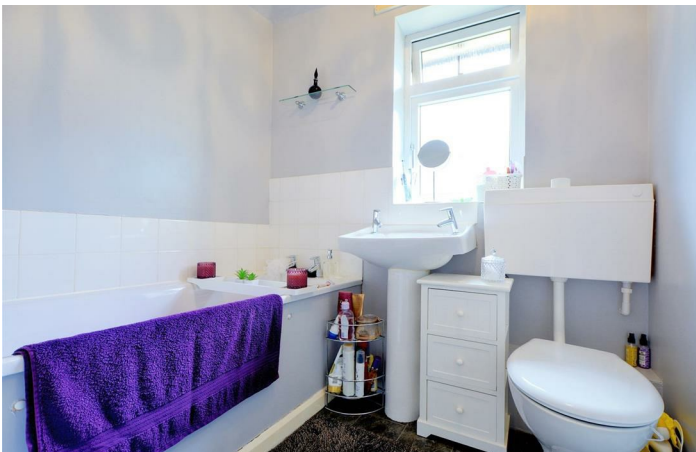
Comprising of a three piece suite to include bath, wash hand basin and WC.

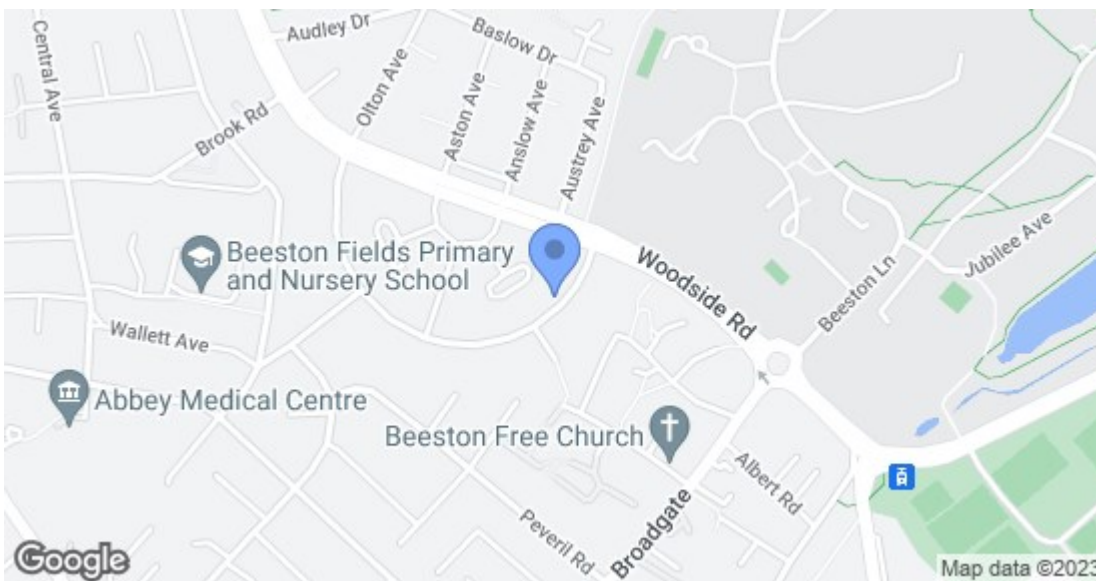
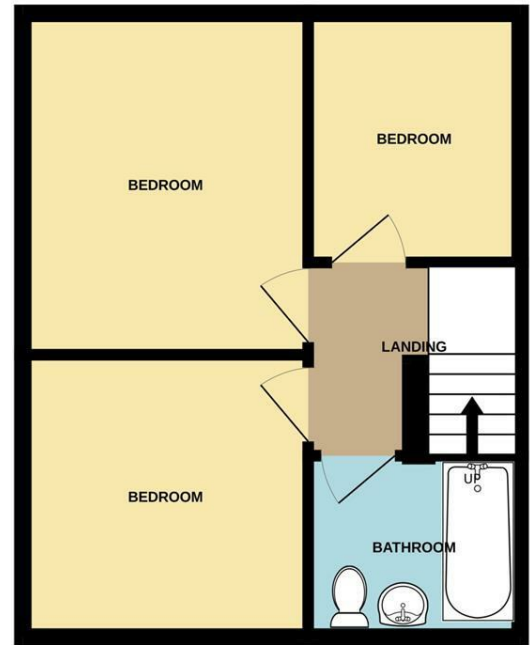
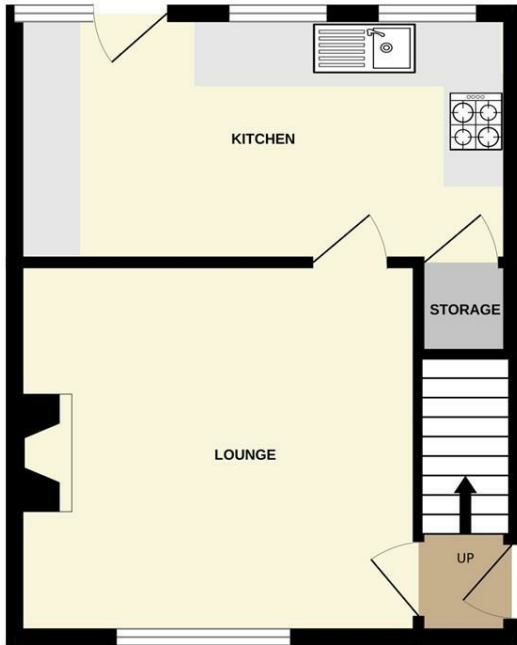
## Outside

A lawned front garden with hedged boundaries and paved shared driveway to the rear side access. The rear is also primarily lawned with hedged boundaries and space for a shed if required.

## Council Tax

Nottingham City Council Band A





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