



West Crescent,  
Beeston, Nottingham  
NG9 1QE

**£280,000 Freehold**



Situated in this popular and convenient residential location within easy reach of a range of local shops and amenities including schools, transport links, Beeston Marina, Boots Head Office and Beeston town centre. This fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises entrance hall, open plan lounge diner and an open plan kitchen breakfast room to the ground floor. With two good sized double bedrooms, a further single bedroom and family bathroom to the first floor.

To the front of the property you will find an artificial turfed driveway and garden with gated side access leading to the private and enclosed generous sunny South facing rear garden which is primarily artificial lawn with a water feature in the middle, a range of stocked beds and borders, three useful storage sheds, a garage with an inspection pit and mature trees and shrubs.

Offered to the market with the benefit of ready to move into condition, a large open plan living space, uPVC double glazing and gas central heating throughout. An early internal viewing comes highly recommended in order to be fully appreciated.



## ENTRANCE HALL

uPVC double glazed front door, radiator, useful built-in storage cupboard, stairs to the first floor and door to the kitchen breakfast room and lounge diner.

## LOUNGE DINER

24'10" x 10'3" (7.59 x 3.13)

A carpeted room with uPVC double glazed bay window to the front, electric fire with stone and tiles, two radiators and a uPVC double glazed sliding door to the kitchen breakfast room.

## KITCHEN BREAKFAST ROOM

Equipped with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, tiled flooring, tiled splashbacks, space for a cooker and fridge, plumbing for washing machine and dishwasher, useful pantry, uPVC double glazed door and window to the side, radiator, uPVC double glazed windows to the side and rear, uPVC double glazed sliding patio doors to the rear.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

13'6" x 10'2" (4.13 x 3.12)

Carpeted double bedroom with fitted wardrobes, uPVC double glazed window to the rear and radiator.

## BEDROOM TWO

11'0" x 8'0" (3.37 x 2.44)

Carpeted double bedroom with uPVC double glazed window to the front, fitted wardrobes and radiator.

## BEDROOM THREE

8'0" x 8'0" (2.45 x 2.44)

Carpeted single bedroom with uPVC double glazed window to the front, fitted wardrobes and radiator.

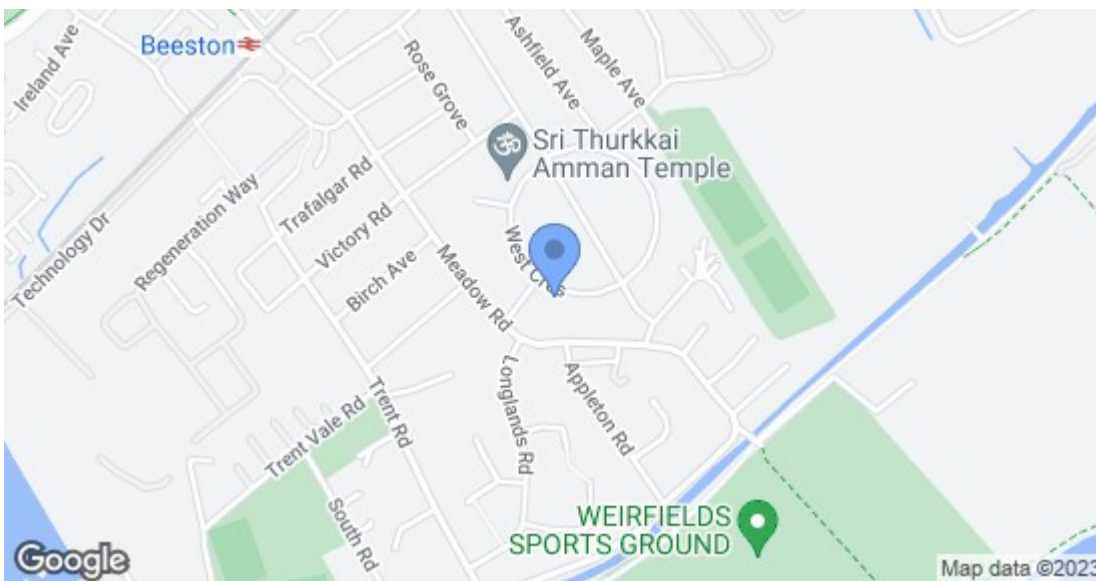
## BATHROOM

Incorporating a three piece suite comprising panel bath with electric shower over, wash hand basin inset to vanity unit, WC, tiled walls, spotlights, radiator, useful storage cupboard and uPVC double glazed window to the rear.

## OUTSIDE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.