



Barrydale Avenue,  
Beeston, Nottingham  
NG9 1GN

**£260,000 Freehold**



A bay fronted, three-bedroom, mid-terrace house with a garage.

Situated in this sought-after and convenient residential location, within walking distance of a variety of local shops and amenities including: Beeston Town Centre, schools, transport links and well placed for the University of Nottingham and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including: first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen diner, rear hallway and WC to the ground floor, with two good sized bedrooms and a further single bedroom and bathroom to the first floor.

To the front of the property you find a gravelled garden with mature shrubs, and to the rear the property benefits from a single garage, with parking for two vehicles in front, and gated access to the rear garden which features a decking area overlooking the lawn beyond, mature trees, shrubs and stocked beds and borders.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating throughout, and a light and airy living space. An early internal viewing comes highly recommended.



### Entrance Hall

With a composite entrance door, stairs to the first floor, and door to the lounge.

### Lounge

12'10" x 11'0" (3.92m x 3.37m)

A carpeted reception room, with gas fire with Adam-style mantle, radiator, UPVC double glazed door the front and door to the kitchen diner.

### Kitchen Diner

15'11" x 10'6" (4.87m x 3.22m)

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, with gas hob and air filter over, integrated dishwasher, fridge and freezer, plumbing for a washing machine, laminate flooring, tiled splashbacks, UPVC double glazed window to the rear, radiator, useful under stair storage cupboard and a door to the rear hallway.

### Rear Hallway

With work surfaces, space for a tumble dryer, UPVC double glazed door with flanking window to the rear, and door to the WC.

### WC

Fitted with a low level WC, wall mounted wash hand basin, tiled splashback, electric radiator and UPVC double glazed window to the rear.

### First Floor Landing

With loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

11'1" x 9'0" (3.39m x 2.75m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Two

9'11" x 9'1" (3.04m x 2.78m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'2" reducing to 4'5" x 6'7" reducing to 3'6" (2.5m reducing to 1.35m x 2.02m reducing to 1.08m )

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, wall mounted wash hand basin, low level WC, tiled walls, wall mounted heated towel rail and UPVC double glazed window to the rear.

### Outside

To the front of the property you find a gravelled garden with mature shrubs, and to the rear the property benefits from a single garage, with parking for two vehicles in front, and gated access to the rear garden which features a decking area overlooking the lawn beyond, mature trees, shrubs and stocked beds and borders.

### Garage

Double garage doors to the front, window to the rear, and pedestrian door to the side.

### 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

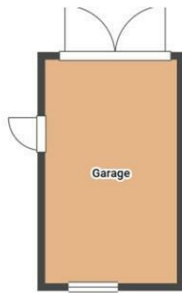
Accessibility/Adaptions: None

Has the Property Flooded?: No

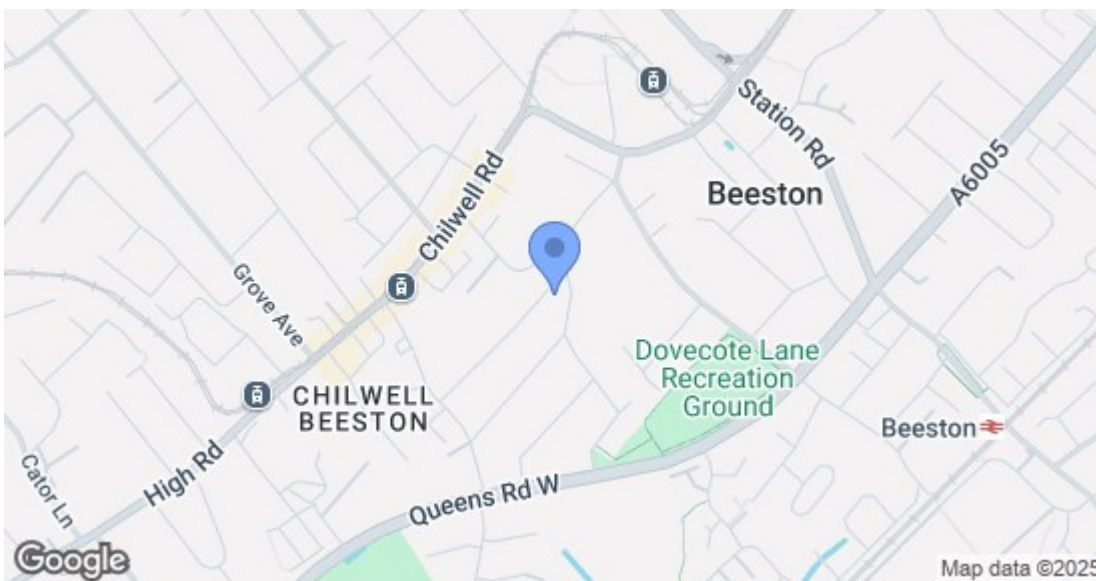
### Disclaimer

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.





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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	

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