



Malting Crescent,  
Beeston, Nottingham  
NG9 1FU

**£68,750 Freehold**





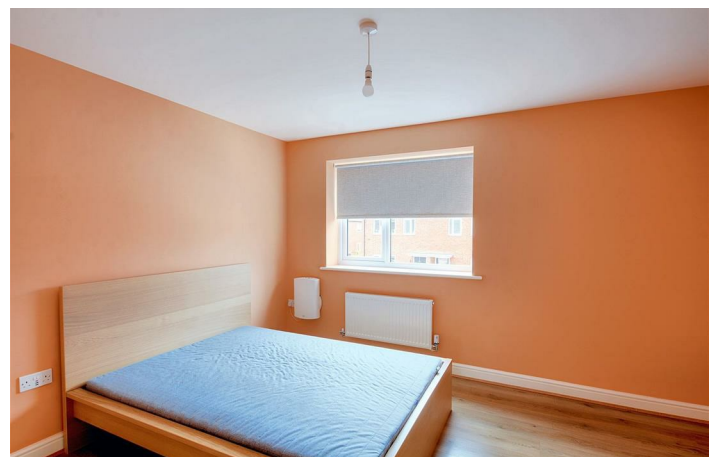
A well-presented spacious two-double bedroom, semi-detached house.

Situated in this popular and convenient residential location, within walking distance of a range of local shops and amenities, schools, transport links, Beeston Town Centre, Queens Medical Centre and The University of Nottingham, this fantastic property is considered an ideal opportunity first time buyers only.

In brief the internal accommodation comprises; entrance hall, kitchen, lounge diner, and WC 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 mature shrubs, and a tarmac driveway with car standing, and gated side access leading to the low maintenance rear garden, which is includes a patio overlooking the lawn beyond, and fence boundaries.

Constructed in 2022, this great property is offered to the market with the benefit of a range of modern fixtures throughout, UPVC double glazing and gas central heating, and a versatile living space. An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Composite entrance door, radiator, stairs to the first floor, useful under stair storage cupboard, and doors to the lounge diner, WC and kitchen.

### Kitchen

12'3" x 7'7" (3.74m x 2.32m )

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric hob with extractor fan over, integrated double electric oven, space for a fridge freezer, and washing machine, radiator, spotlights to ceiling and UPVC double glazed window to the front.

### Lounge Diner

13'4" x 10'9" (4.07m x 3.28m )

With laminate flooring, radiator, and UPVC double glazed French doors leading to the rear garden.

### WC

Fitted with low level WC, pedestal wash hand basin, radiator, and UPVC double glazed window to the side.

### First Floor Landing

With loft hatch and doors leading into the bathroom and two bedrooms.

### Bedroom One

13'3" x 10'11" (4.06m x 3.34m )

With laminate flooring, UPVC double glazed window to the rear, radiator and a dehumidifier.

### Bedroom Two

13'3" x 10'1" (4.06m x 3.08m )

With laminate flooring, UPVC double glazed window to the front, radiator and dehumidifier.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splashback, radiator, extractor fan, spotlights and UPVC double glazed window to the side.

### Outside

To the front of the property, you will find mature shrubs, and a tarmac driveway with car standing, and gated side

access leading to the low maintenance rear garden, which includes a patio overlooking the lawn beyond, and fence boundaries.

### 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

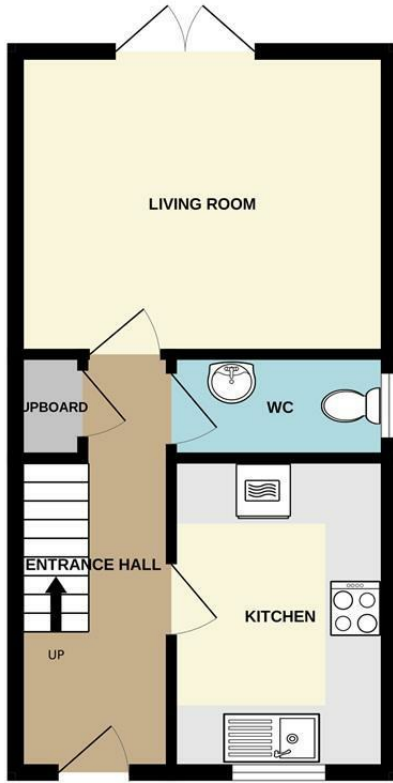
Has the Property Flooded?: No

### Disclaimer:

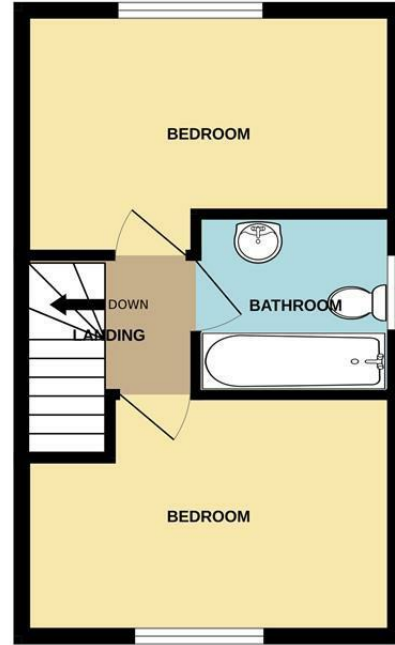
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.

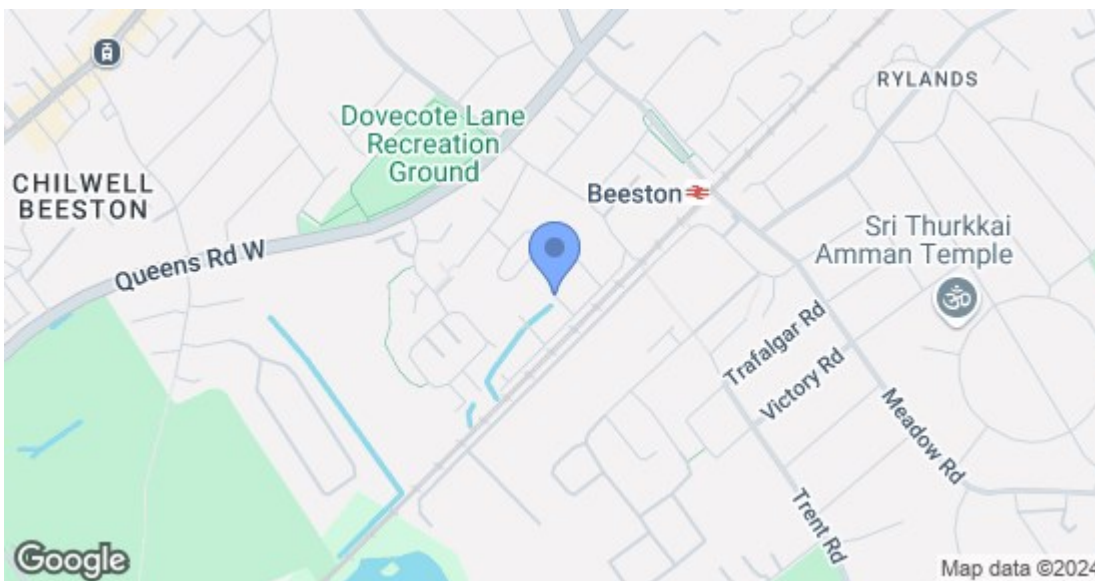


1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
83	96

Environmental Impact (CO <sub>2</sub> ) 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

England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO<sub>2</sub> emissions

- (92 plus) A
- (81-91) B
- (69-80) C
- (55-68) D
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Not environmentally friendly - higher CO<sub>2</sub> emissions

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