

Barrydale Avenue,  
Beeston, Nottingham  
NG9 1GN

**£275,000 Freehold**



A well-proportioned, two-double bedroom, mid-terrace house.

Situated in this popular and convenient residential location, well placed for a variety of local amenities including schools, transport links, Beeston town centre, 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, open plan kitchen living diner, and WC to the ground floor, with two good sized double bedrooms and a bathroom to the first floor.

To the front of the property, you will find a gravelled area, which could be used as a driveway, subject to drooping the kerb, and to the rear you will find an enclosed garden, which includes a patio overlooking the lawn beyond, a range of stocked beds and borders, mature shrubs and fence boundaries.

Having been upgraded throughout by the current vendors, including a new boiler, electrics, kitchen, bathroom and rear extension, this beautiful property offers ready to move into accommodation and truly must be viewed in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, and door to the lounge.

### Lounge

13'0" x 10'11" (3.97m x 3.34m )

With laminate flooring, UPVC double glazed bay window to the front, radiator, built in alcove shelving, and a door to the kitchen living diner.

### Kitchen Living Diner

19'1" x 16'0" (5.84m x 4.88m )

A modern and contemporary extended and open plan kitchen living diner, with includes a range of wall, base and drawer units, work surfacing, sink and drainer unit with mixer tap. Integrated electric oven and microwave, inset electric hob with extractor fan over, integrated dishwasher and fridge freezer, laminate flooring, useful under stairs storage cupboard, spotlights to ceiling, built in cupboard with space and plumbing for washing machine and tumble dryer, two feature Velux windows, vertical radiator, UPVC double glazed French doors with flanking windows to the rear and door to the WC.

### Downstairs WC

Fitted with a low level WC, wash hand basin inset to vanity unit, laminate flooring, and UPVC double glazed window to the rear.

### First Floor Landing

With stairs rising from the ground floor, and doors to the bathroom and two bedrooms.

### Bedroom One

12'11" x 11'0" (3.96m x 3.37m )

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

### Bedroom Two

9'10" x 9'5" (3.01m x 2.89m )

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

### Bathroom

Incorporating a three piece suite comprising: corner

shower, wash hand basin inset to vanity unit, low level WC, laminate flooring, tiled walls, wall mounted heated towel rail, spotlights to ceiling, extractor fan and UPVC double glazed window to the rear.

### Outside

To the front of the property, you will find a gravelled area, which could be used as a driveway, subject to drooping the kerb, and to the rear you will find a enclosed garden, which includes a patio overlooking the lawn beyond, a range of stocked beds and borders, mature shrubs 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: Granted for completed work.

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

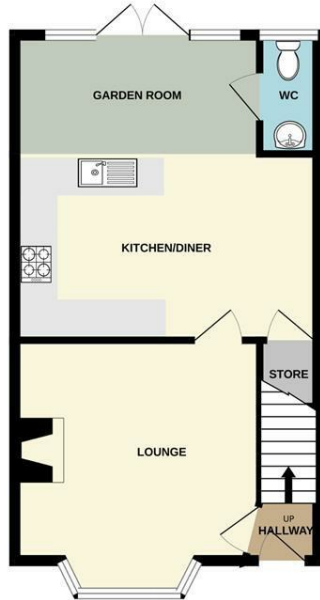
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
47	
England & Wales 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	
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