



Denison Street,  
Beeston, Nottingham  
NG9 1DQ

**£365,000 Freehold**



An immaculately presented Victorian two-bedroom semi-detached house with an abundance of original character and charm.

Situated in this sought-after and convenient residential location, just a short distance from a range of local shops and amenities including schools, transport links, The University of Nottingham, Queens Medical Centre and Beeston Town Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: dining room, inner hallway, lounge, kitchen and utility/WC to the ground floor, with two good sized bedrooms and family bathroom to the first floor, and to the second floor you will find a versatile loft room.

Outside to the front of the property there is blocked paved driveway providing off-road parking, and to the rear of the property there is a generous private and enclosed garden with access to the Utility/WC and feature garden room.

Offered to the market with the benefit ready to move in condition, UPVC double glazing and gas central heating throughout, and a light and airy versatile living space, this great property is well worthy of an early internal viewing.



## Dining Room

12'6" x 11'3" (3.83m x 3.43m )

Entrance door leads into the dining room with a UPVC double glazed window to the front, wooden flooring, gas fire with tiled hearth, radiator and door to the inner hallway.

## Inner Hallway

Stairs to the first floor and door to the lounge.

## Lounge

12'8" x 11'11" (3.87m x 3.65m )

A carpeted reception room with UPVC double glazed window to the rear, feature log burner with exposed brick surround, radiator, useful under stair storage cupboard and door to the kitchen.

## Kitchen

11'0" x 6'11" (3.36m x 2.11m )

With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a cooker, fridge and freezer, tiled splashbacks, UPVC double glazed window and door to the side.

## First Floor Landing

Stairs to the loft room, radiator and doors to the bathroom and two bedrooms.

## Bedroom One

11'10" x 9'10" (3.63m x 3.01m )

Laminate flooring, UPVC double glazed window to the rear and radiator.

## Bedroom Two

12'7" x 8'2" (3.86m x 2.49m )

A carpeted bedroom with UPVC double glazed window to the front, radiator and a useful built in storage cupboard.

## Bathroom

11'1" x 6'11" (3.38m x 2.12m )

Incorporating a four piece suite comprising: panelled bath, shower enclosure with mains controlled shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashback, heated towel rail, radiator, spot lights to ceiling and UPVC double glazed window to the side.

## Loft Room

14'1" x 12'5" (4.3m x 3.8m )

A carpeted versatile room with feature Velux window and storage cupboards.

## Outside

To the front of the property you will find a blocked paved driveway and gated side access leading to the private and enclosed generous rear garden which includes a blocked paved patio, overlooking the lawn beyond, mature trees, shrubs, stocked borders, feature garden room and a storage shed.

## Utility Room/WC

6'7" x 6'1" (2.02 x 1.86)

Fitted with a low level WC, plumbing for a washing machine, tiled flooring and a wall mounted Remeha combination boiler

## Garden Room

8'5" x 7'4" (2.57m x 2.24m )

Timber construction with French doors to the front, this versatile room and can be used as a office or a sitting area.

## 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.

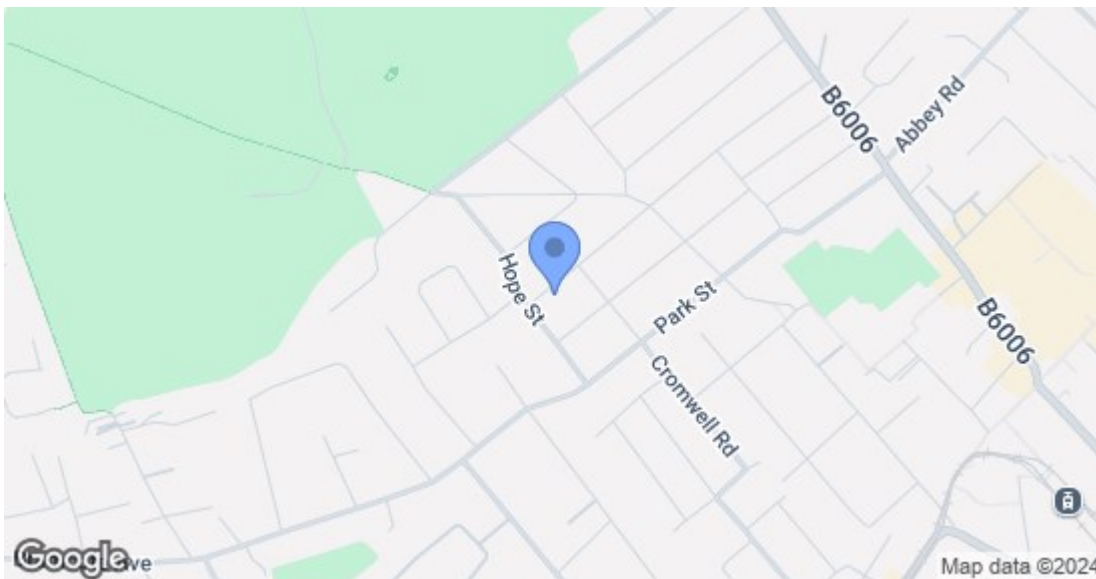




105 DENISON STREET, BEESTON

TOTAL FLOOR AREA: 1081 sq.ft. (100.4 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
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	

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