



Ireland Avenue,
Beeston, Nottingham
NG9 IJD

£285,000 Freehold



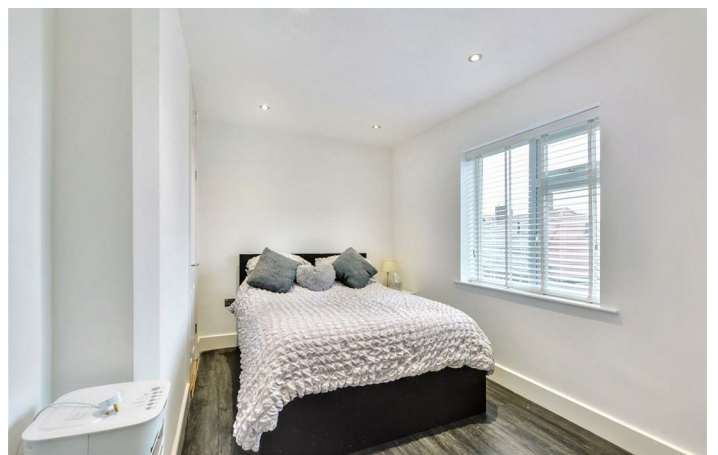
A three-double bedroom bay fronted mid-terrace.

Situated in this sought-after and convenient residential location, readily accessible for a variety of local shops and 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, and open plan kitchen diner to the ground floor, and to the first floor you will find three good sized double bedrooms, and a family bathroom.

To the front of the property, you will find a pattern concrete driveway with gated side access leading to the private and enclosed rear garden, which includes a blocked paved patio overlooking the gravelled area beyond, useful storage shed and fence boundaries.

Having been upgraded and renovated throughout by the current vendors, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall

A composite entrance door, Karndean flooring, stairs to the first floor, useful under stair storage cupboard, contemporary radiator, built in storage cupboard, and doors to the kitchen diner and lounge.

Lounge

13'4" x 11'11" (4.08m x 3.64m)

UPVC double glazed bay window to the front, Karndean flooring, contemporary radiator, electric fire and alcove shelving and cupboard units.

Kitchen Diner

19'9" x 10'1" (6.02m x 3.09m)

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 oven and microwave, integrated induction hob, Karndean flooring, tiled splashbacks, space for American style fridge freezer, integrated washing machine and dishwasher, breakfast bar, contemporary radiator, spotlights to ceiling, UPVC double glazed window to the rear, and UPVC double glazed French doors to the rear garden.

First Floor Landing

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

Bedroom One

12'4" x 9'8" (3.76m x 2.97m)

UPVC double glazed window to the front, laminate flooring, fitted wardrobes, built-in storage cupboard, and radiator.

Bedroom Two

13'8" x 8'6" (4.19m x 2.61m)

UPVC double glazed window to the rear, laminate flooring, spotlights to ceiling, and built-in storage cupboard.

Bedroom Three

11'11" x 9'5" (3.65m x 2.89m)

UPVC double glazed window to the front, laminate flooring, built-in storage cupboard, and radiator.

Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, low level WC, tiled flooring and walls, two UPVC double glazed windows to the rear, heated towel rail and spotlights to ceiling.

Outside

To the front of the property, you will find a pattern concrete driveway with gated side access leading to the private and enclosed rear garden, which includes a blocked paved patio overlooking the gravelled area beyond, useful storage shed 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

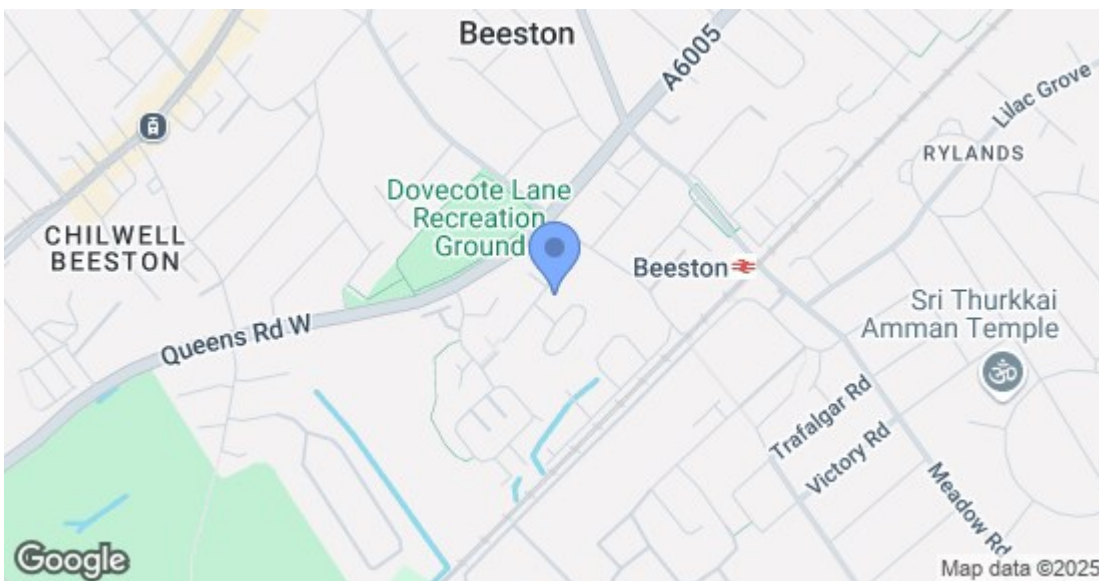
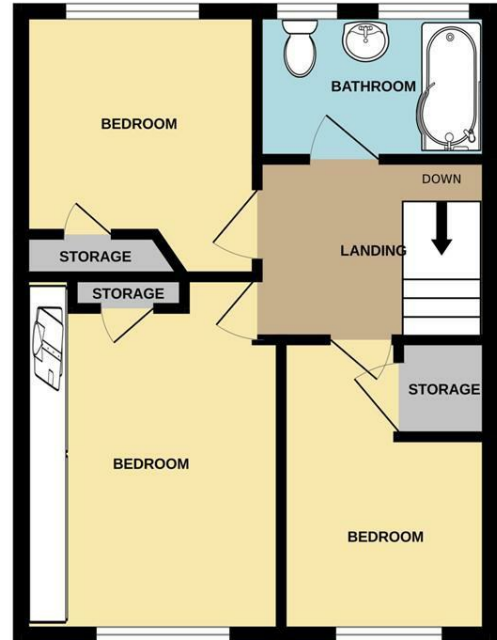
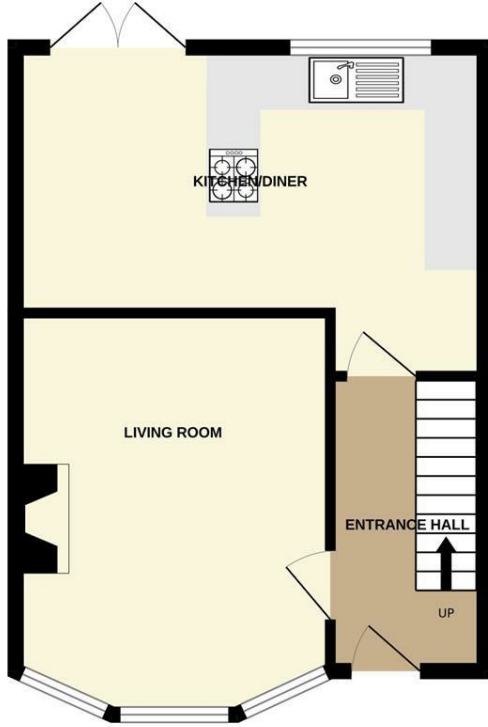
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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