



Denison Street,
Beeston, Nottingham
NG9 1AY

£280,000 Freehold



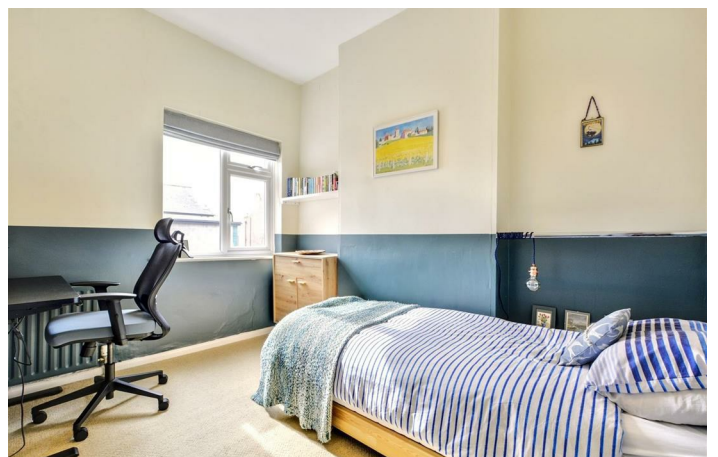
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, schools, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio..

In brief the internal accommodation comprises; A kitchen, spacious living and dining room to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property has a walled frontage with a paved footpath to the front door. The enclosed rear garden is then lawned.

This delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Kitchen

13'3" x 11'1" (4.04m x 3.39m)

UPVC door through to the kitchen with a range of wall and base units with work surfacing over and tiled splashbacks, Belfast sink with mixer tap, inset induction hob with extractor fan above and integrated electric oven, dishwasher, fridge freezer and washing machine. UPVC double glazed bay window with fitted seat storage.

Living Diner

20'4" x 11'11" (6.2m x 3.64m)

A carpeted reception room, with two radiators, feature cast iron fireplace, two UPVC double glazed windows to the side aspect and door to the rear garden. Access to a useful under stairs storage cupboard.

First Floor Landing

Carpet flooring, and doors leading into the bathroom and two bedrooms.

Bedroom One

12'2" x 10'11" (3.71m x 3.35m)

Exposed hard wood flooring, with radiator and UPVC double glazed window to the front aspect. Access to a useful storage cupboard with loft hatch.

Bedroom Two

10'11" x 9'1" (3.34m x 2.77m)

A carpeted double bedroom with radiator, fitted storage cupboards positioned above the landing and UPVC double glazed window to the rear aspect.

Bathroom

8'11" x 6'5" (2.74m x 1.98m)

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls, vinyl flooring, radiator, extractor fan, wall mounted boiler, UPVC double glazed window to the side aspect.

Outside

To the front is a wall frontage with mature shrubs and footpath to the front door and gated side access. The enclosed rear is lawned with a paved seating area and space for a shed.

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 previous owner ship.

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

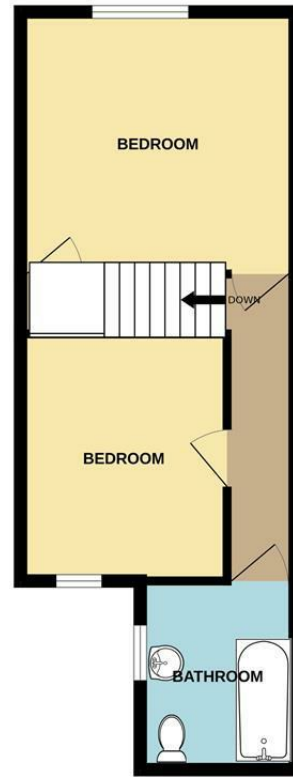
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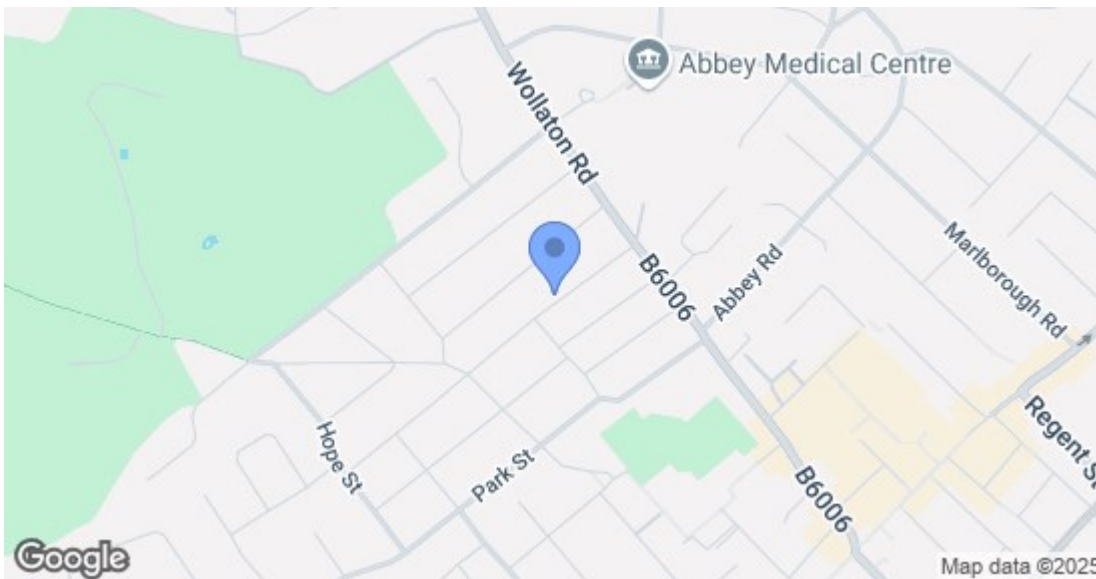
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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