



Middle Street,  
Beeston, Nottingham  
NG9 2AR

**£259,000 Freehold**



Located on Middle Street, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The house features two cosy bedrooms, perfect for a small family or professionals looking for a peaceful retreat. The bathroom is conveniently located, providing essential amenities for daily living.

One of the notable advantages of this property is the parking space available, a valuable asset in today's busy world.

This home is ideally situated, allowing easy access to local amenities and transport links, making it a perfect choice for those who appreciate both convenience and community. Whether you are a first-time buyer or investor, this semi-detached house on Middle Street is a wonderful option that combines comfort, practicality, and a sense of belonging. Do not miss the chance to make this charming property your own.



### Entrance Hall

UPVC double glazed front door, stairs to the first floor, and door to the lounge diner.

### Lounge Diner

24'8" x 11'11" (7.52m x 3.64m )

UPVC double glazed bay window to the front, two radiators, electric fire, UPVC double glazed window to the rear, large under stairs storage cupboard and door to the kitchen.

### Kitchen

14'3" x 6'7" (4.35m x 2.01m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, integrated fridge and freezer, UPVC double glazed window to the rear and side, tiled flooring, spotlight, UPVC double glazed door to the side.

### First Floor Landing

With loft hatch, UPVC double glazed window to the side and doors to the bathroom and two bedrooms.

### Bedroom One

12'5" x 11'10" (3.8m x 3.63m )

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

### Bedroom Two

11'8" x 9'11" (3.57m x 3.04m )

UPVC double glazed window to the rear, radiator, and a built-in cupboard housing the main combination boiler.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled walls, heated towel rail, UPVC double glazed window to the rear and extractor fan.

### Outside

To the front of the property you will find off-road parking with gated access to the front garden, where you will find access to the lawned front garden with a gravelled area, mature shrubs and gated side access leading to the

courtyard-style rear garden, which includes a patio and a brick built store.

### 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

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

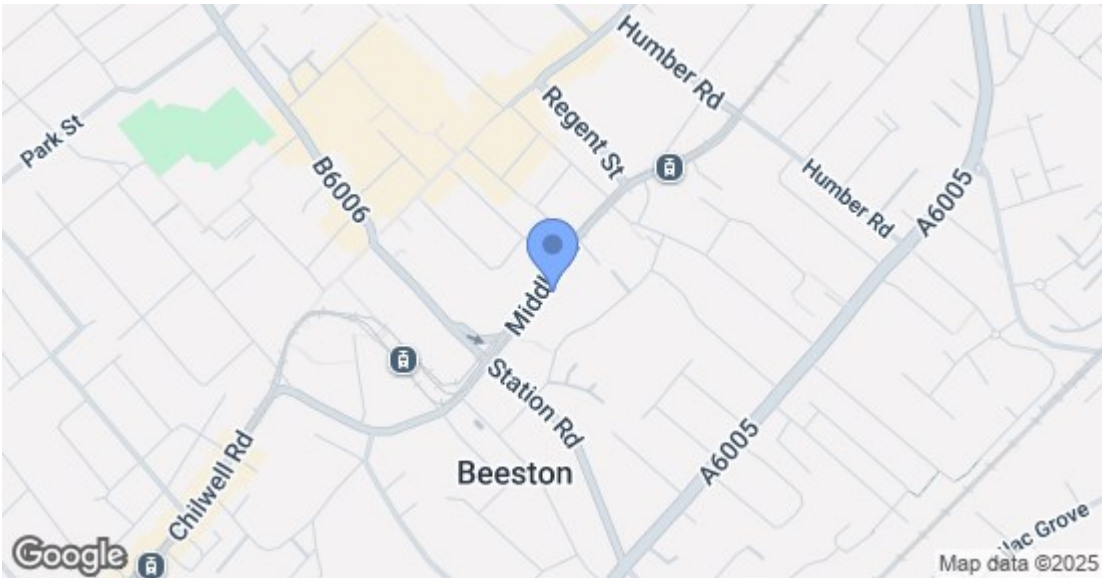
### Disclaimer:

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.





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 for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans not to scale 1:2000



Energy Efficiency 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		
	61	75
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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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