



Manton Crescent,
Beeston, Nottingham
NG9 2GF

£200,000 Freehold



Situated on Manton Crescent, Beeston, Nottingham, this delightful mid-terrace house presents an excellent opportunity for first time buyers and professionals alike. The property boasts two well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. The property also includes parking, a valuable asset in this bustling area, allowing for easy access and peace of mind.

Beeston is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. The location offers a blend of suburban tranquillity and urban convenience, making it an attractive choice for those seeking a balanced lifestyle.

This mid-terrace house on Manton Crescent is not just a place to live; it is a home where memories can be made. With its practical layout and desirable location, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your own.



Entrance Hall

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

Lounge

13'4" x 11'8" (4.08m x 3.56m)

Laminate flooring, UPVC double glazed window to the front, electric fire, radiator, and opening into the kitchen.

Kitchen

16'7" x 6'5" (5.08m x 1.96m)

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit, integrated electric oven with gas hob and extractor fan over, tiled splashbacks, plumbing for washing machine, UPVC double glazed window to the rear, and French doors to the conservatory.

Conservatory

10'3" x 9'6" (3.13m x 2.9m)

Laminate flooring, UPVC double glazed French doors to the rear, and UPVC double glazed window all around.

First Floor Landing

With loft hatch, Worcester combination boiler, stairs to the second floor, and doors to the bathroom and two bedrooms.

Bedroom One

10'2" x 9'11" (3.11m x 3.03m)

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

Loft room

9'11" x 8'6" (3.03m x 2.61m)

A carpeted space with UPVC double glazed window to the rear, built-in storage cupboard, and radiator.

Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, UPVC double glazed window to the rear, radiator, and extractor fan.

Bedroom One

15'10" x 9'11" (4.83m x 3.04m)

A carpeted double bedroom with two roof lights, and a radiator.

Outside

To the front of the property you will find a tarmac driveway providing parking for two vehicles, and to the rear you will find a paved patio, mature shrubs, 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

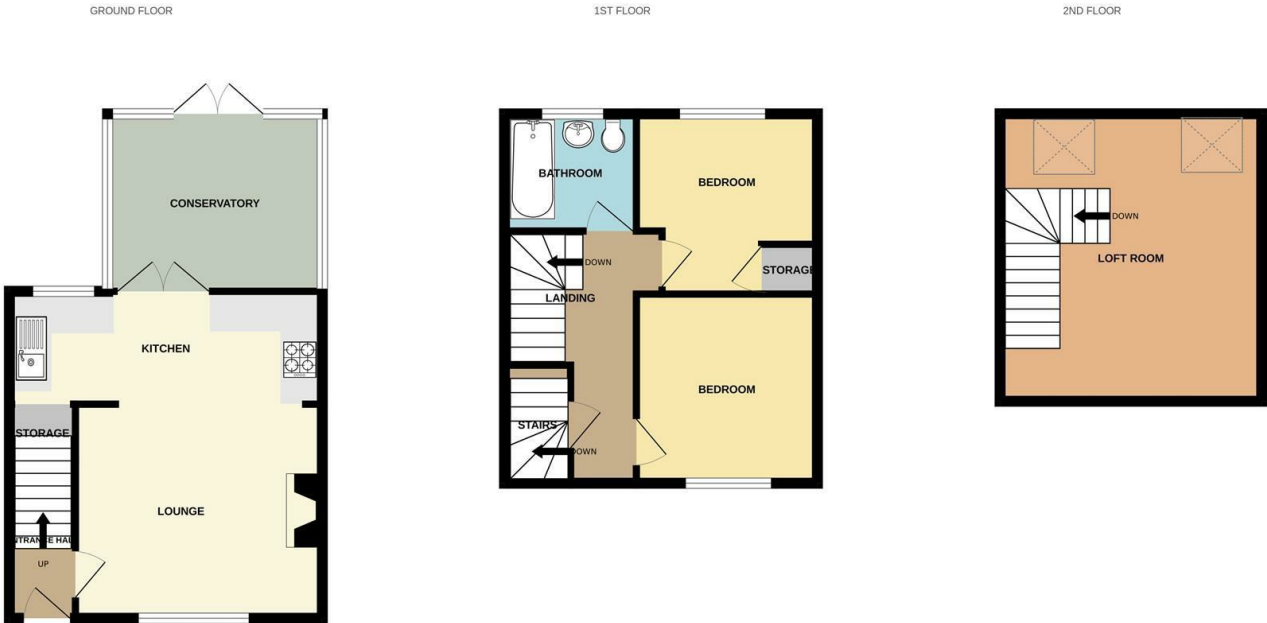
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

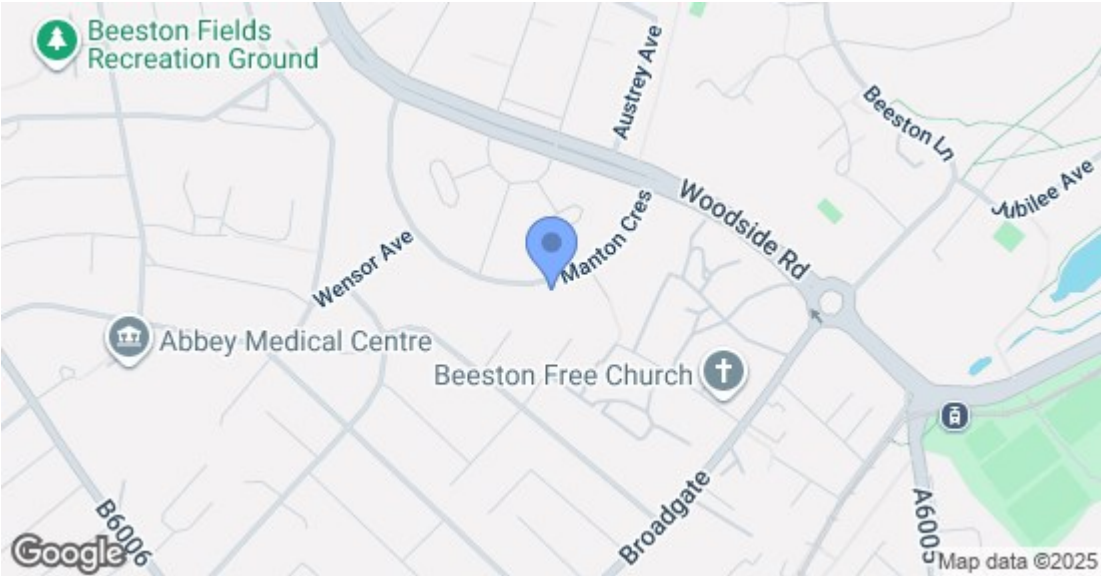
Disclaimer:

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 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		
(81-91) B		
(69-80) C		
(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		
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