



Topliff Road,  
Chilwell, Nottingham  
NG9 5AS

**£300,000 Freehold**



This delightful mid-terrace house on Topliff Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious home.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The layout of the house is thoughtfully designed, ensuring a seamless flow between the living spaces. The two bathrooms provide ample facilities for busy mornings, making daily routines more manageable.

The location of this property is particularly appealing, as Beeston is known for its vibrant community and excellent amenities. Residents can enjoy easy access to local shops, cafes, and parks, as well as good transport links to Nottingham city centre and beyond.

This mid-terrace house presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of modern living. Whether you are a first-time buyer, family or seeking a rental property, this home on Topliff Road is certainly worth considering.



### Entrance Hall

With a composite entrance door, laminate flooring, stairs to the first floor, radiator, large storage cupboard and doors to the WC, lounge diner and kitchen.

### Kitchen

11'10" x 5'6" (3.62m x 1.7m )

Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, tiled flooring and splashbacks, space for a fridge freezer, plumbing for a washing machine, a breakfast bar, UPVC double glazed window to the front and radiator.

### Lounge Diner

15'5" x 12'10" (4.71m x 3.93m )

With laminate flooring, large understairs storage cupboard, radiator, gas fire with tiled surround and Adam style mantle and UPVC double glazed French doors with flanking windows to the rear garden.

### First Floor Landing

With stairs to the second floor and doors to the bathroom and two bedrooms.

### Bedroom Two

12'11" x 10'8" (3.95m x 3.27m )

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

### Bedroom Three

12'11" x 10'6" (3.95m x 3.22m )

A carpeted double bedroom with two UPVC double glazed windows to the front and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, extractor fan and radiator.

### Second Floor Landing

With doors to the shower room and bedroom one.

### Bedroom One

12'9" reducing to 9'3" x 12'7" (3.9m reducing to 2.84m x 3.84m )

A carpeted double bedroom with radiator, UPVC double glazed window to the front, large walk-in wardrobe and a loft hatch.

### Shower Room

Incorporating a three-piece suite comprising corner shower wash-hand basin inset to vanity unit, WC, tiled splashbacks, radiator, extractor fan, and a roof light.

### Outside

To the front of the property you will find mature plants and side access leading to the low maintenance rear garden which includes a patio, artificial lawn and fence boundaries.

### Garage

Up and over garage door to the front, space for a tumble dryer, light and power.

### 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.





55 TOPLIFF ROAD, CHILWELL  
 TOTAL FLOOR AREA: 1109 sq. ft. (103.0 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) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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