

Denison Street,  
Beeston, Nottingham  
NG9 1DQ

**£395,000 Freehold**



A beautifully presented 1930's three-bedroom semi-detached house.

Having been comprehensively renovated and remodelled by the current vendor this excellent property has retained much of its original character and charm, yet is complimented by quality modern fixtures and fittings throughout to provide a stylish and appealing living space.

In brief the internal accommodation comprises: entrance porch, entrance hallway, sitting room, open plan kitchen diner and living space, utility and WC, rising to the first floor are two double bedrooms, a further single bedroom and modern bathroom.

Outside the property has a private and low-maintenance front garden, with mature hedging, paving and borders, and to the rear there is a primarily lawned garden with patio and shed.

Available to the market with the benefit of chain free vacant possession and being situated in a particularly sought-after position within north-west Beeston, convenient for Beeston town centre, excellent transport links, and a range of other facilities, this ready to move into property is well worthy of viewing.



### Entrance Porch

UPVC double glazed entrance door, tile flooring, second original wooden feature colour leaded glazing with flanking windows leads to hallway.

### Entrance Hallway

Half wall panelling, radiator, stairs to first floor landing and useful under stairs storage.

### Sitting Room

14'1" x 10'7" (4.30m x 3.23m )

UPVC double glazed bay window to the front with fitted shutters, fitted cupboards and shelving, radiator and a fireplace with tiled surround and Adam-style mantle.

### Open Plan Kitchen Diner and Living Space

17'6" x 15'8" maximum overall measurements (5.35m x 4.78m maximum overall measurements)

Fitted base units, work surfacing with splashback, single sink and drainer with mixer tap, island with fitted breakfast bar, induction hob with extractor above, inset electric oven, integrated dishwasher, fridge and freezer, two radiators, UPVC double glazed patio door and window, recess within the chimney breast with tiled hearth.

### Utility Room

5'7" x 4'11" (1.71m x 1.50m )

Fitted base units, work surfacing with splashbacks, single sink with mixer tap, plumbing for a washing machine, UPVC double glazed window and door to the exterior.

### Downstairs WC

Fitted with a WC and wall mounted heated towel rail.

### First Floor Landing

With loft hatch and UPVC double glazed window.

### Bedroom One

14'7" x 10'10" (4.45m x 3.32m )

UPVC double glazed window with shutters, radiator and feature cast iron fireplace.

### Bedroom Two

12'0" x 9'10" (3.68m x 3.01m )

UPVC double glazed window, radiator and cast iron fireplace.

### Bedroom Three

8'2" x 6'4" (2.51m x 1.94m )

UPVC double glazed window and radiator.

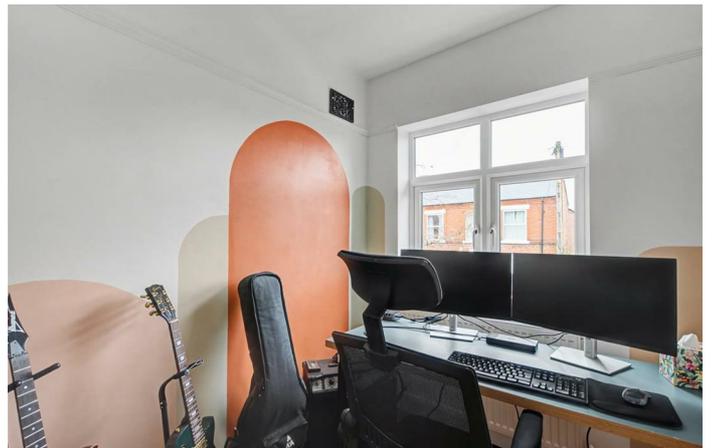
### Bathroom

8'3" x 7'3" (2.54m x 2.22m )

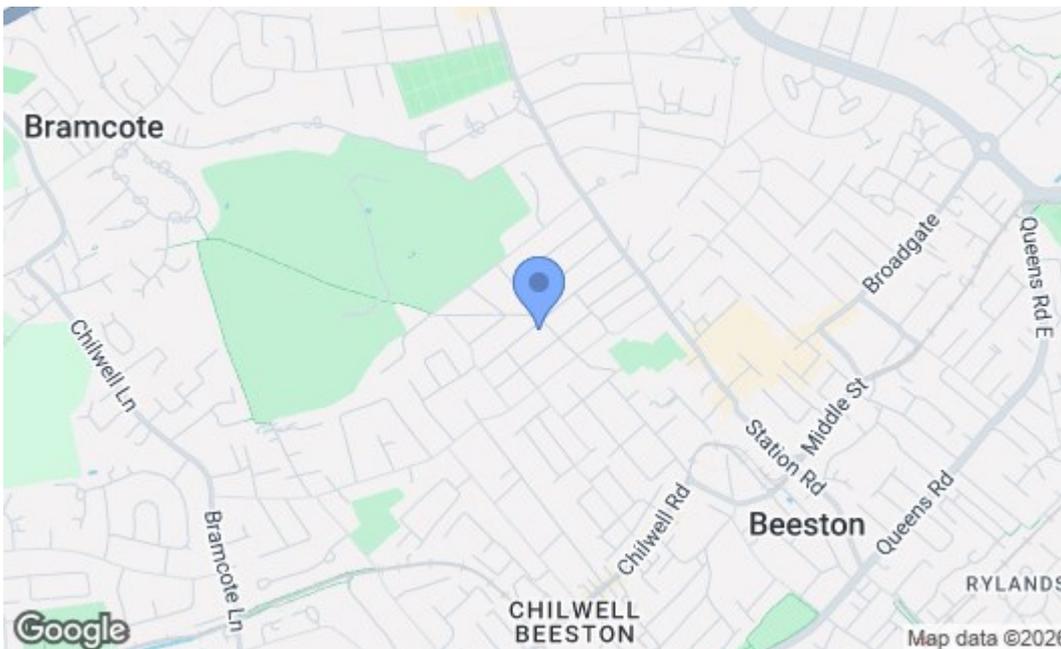
A modern four-piece suite in white comprising WC, wash-hand basin inset to vanity unit, free-standing bath with shower handset, shower cubicle with mains over head shower and further shower handset, part tiled walls, heated towel rail, UPVC double glazed window and extractor.

### Outside

To the front the property has a hedged boundary providing privacy and a predominately paved garden with a shrub border. gated access leads along side the property to the rear with further paving. To the rear the property has a patio, outside tap, shed, a primarily lawned garden with stocked borders and further patio.



Robert Ellis  
ESTATE AGENTS



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			
		71	77
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details 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.