

West Crescent,  
Beeston Rylands, Nottingham  
NG9 1QF

**£275,000 Freehold**



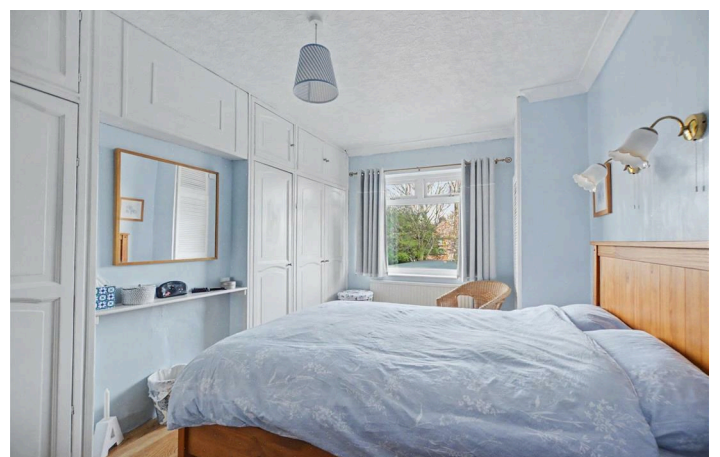
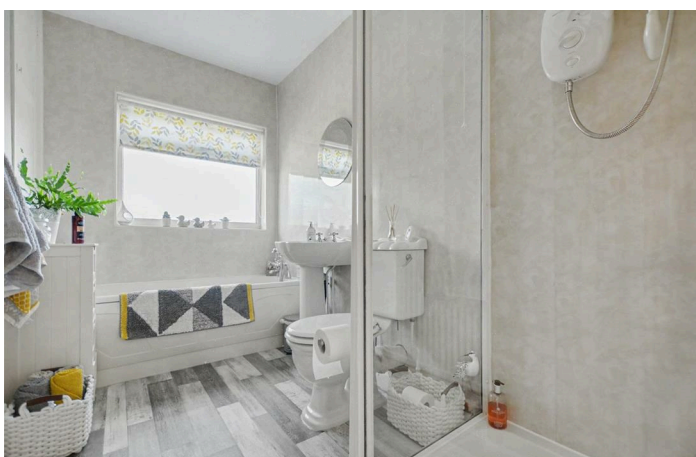
A TRADITIONAL 1930'S BAY FRONTED SEMI DETACHED HOUSE.

Situated in this popular residential location ideally located for local shops, schools and transport links, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises entrance hall, lounge/diner and kitchen to the ground floor with three bedrooms and family bathroom to the first floor.

To the front of the property you will find a small gravelled area with concrete driveway and gated access leading to the well maintained rear garden which includes a gravelled and patio areas overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fenced boundaries.

Offered to the market with the benefit of a light and versatile living space with huge potential to extend and reconfigure, this property truly must be viewed to be fully appreciated.



### Entrance Hall

With a UPVC double glazed front door, laminate flooring, stairs to the first floor, radiator and doors to the kitchen and lounge/diner.

### Lounge/Diner

25'1" x 10'3" approx (7.67m x 3.13m approx)

Carpeted reception room with gas fire with Adam style mantle, radiator, UPVC double glazed bay window to the front and UPVC double glazed sliding doors to the rear garden.

### Kitchen

13'6" x 5'7" approx (4.14m x 1.72m approx)

With a range of wall, base and drawer units, work surfaces, sink with a drainer and mixer tap, space for a cooker, fridge and freezer, plumbing for a washing machine, tiled flooring and splashbacks, radiator, UPVC double glazed windows to the rear and side, built-in storage cupboard and composite door to the side.

### First Floor Landing

UPVC double glazed window to the side and doors to the bathroom and three bedrooms.

### Bedroom 1

13'8" x 10'2" approx (4.18m x 3.12m approx)

With laminate flooring, built-in wardrobes, UPVC double glazed window to the rear, radiator.

### Bedroom 2

10'11" x 9'2" approx (3.34m x 2.8m approx)

Carpeted double bedroom with UPVC double glazed window to the front, radiator and opening to:

### Bedroom 3

7'10" x 6'10" approx (2.41m x 2.1m approx)

Carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a four piece suite comprising of a panelled bath, shower, pedestal wash hand basin, low flush w.c., radiator, UPVC double glazed window to the rear, loft hatch and boiler cupboard.

### Outside

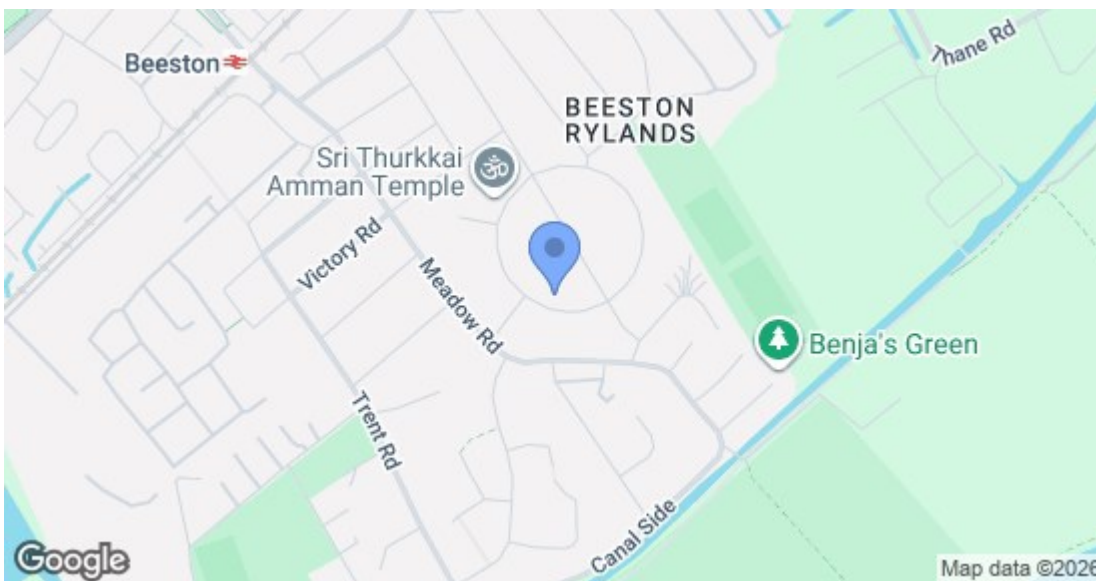
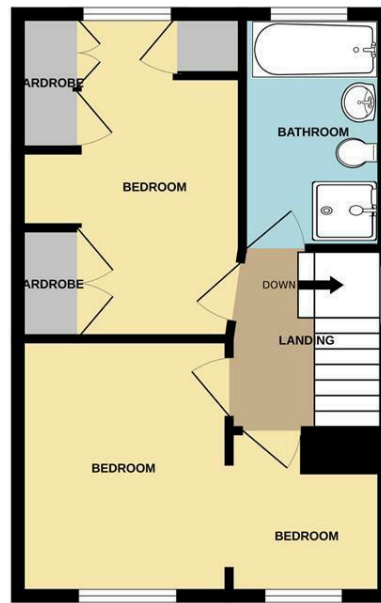
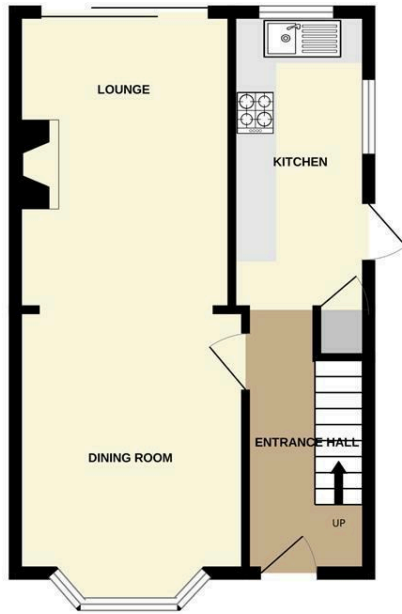
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GROUND FLOOR

1ST FLOOR



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			
<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	

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.