

Robert Ellis

look no further...



Barrydale Avenue,
Beeston, Nottingham
NG9 1GN

£240,000 Freehold

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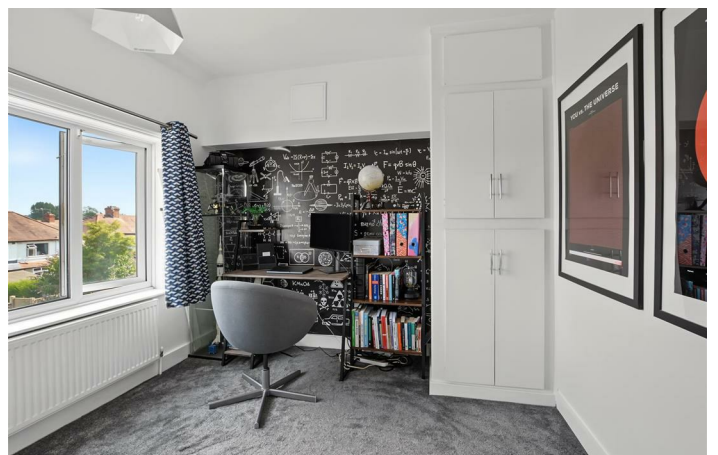
A traditionally styled two-bedroom mid-terrace house offering a stylish and contemporary interior.

Having been well-maintained and upgraded by the current vendors including an excellent open plan kitchen diner to the rear, this great property will appeal to a variety of potential purchaser but is considered ideal for a first time buyer.

In brief the appealing interior comprises entrance hall, sitting room and kitchen diner to the ground floor, rising to the first floor are two bedrooms and a bathroom.

Outside the property has a easily maintained gravel front garden and to the rear there is an enclosed garden with a covered decking area, AstroTurf and patio.

Occupying an extremely sought-after position within central Beeston convenient for the town centre, train station, tram stops and a wide variety of other facilities this excellent property is well worthy of viewing.



Entrance Hall

Composite double glazed entrance door, stairs off to the first floor landing.

Sitting Room

12'11" x 12'9" (3.94m x 3.91m)

UPVC double glazed bay window and radiator.

Kitchen Diner

15'10" x 9'2" plus recess (4.85m x 2.81m plus recess)

Fitted wall and base units, work surfacing with tiled splashback, inset gas hob with air filter above, inset electric oven, one and half bowl sink with mixer tap, plumbing for a washing machine and dishwasher, tiled flooring, radiator, understairs recess, UPVC double glazed window and patio door to the garden.

First Floor Landing

With radiator and loft hatch.

Bedroom One

12'7" x 10'9" plus recess (3.84m x 3.28m plus recess)

UPVC double glazed window and radiator.

Bedroom Two

9'7" x 9'7" (2.93m x 2.93m)

UPVC double glazed window, radiator and cupboard housing the Worcester boiler.

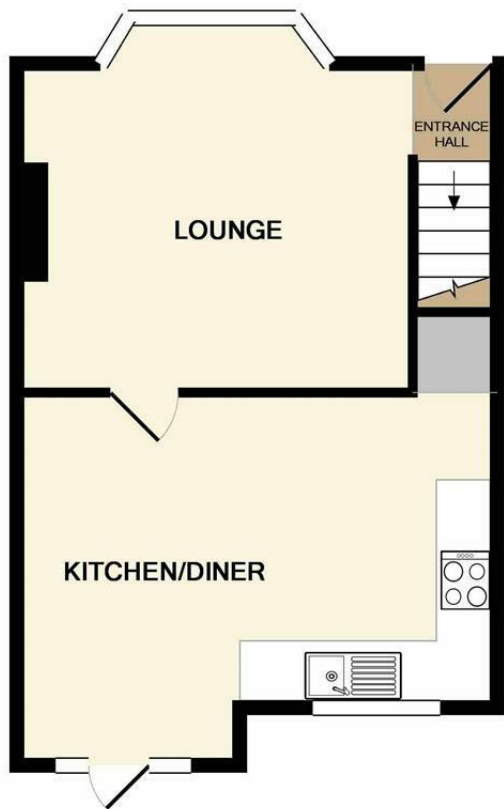
Bathroom

With fittings in white comprising WC, wash-hand basin set into vanity unit, P-shaped bath, splashbacks, wall-mounted heated towel rail, extractor fan, UPVC double glazed window.

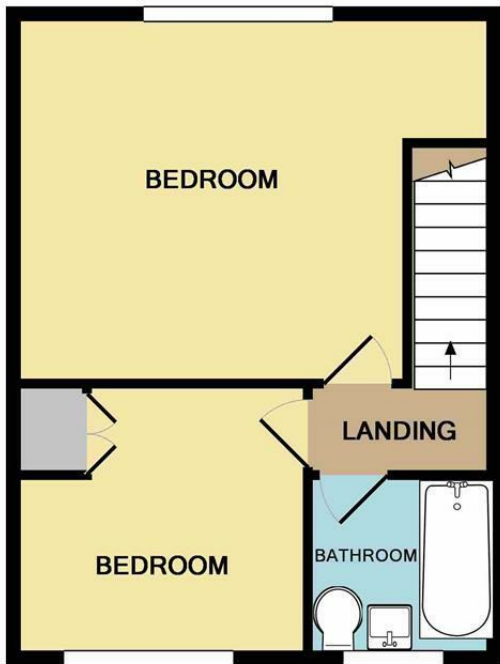
Outside

To the front the property has a fenced boundary and a gravel area. To the rear the property has an enclosed garden with a covered veranda area with decking. The property also benefits from attractive low-maintenance garden with artificial grass, patio and timber shed. There is also pedestrian access to the rear of the garden.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		88
(81-91) B		
(69-80) C		66
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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