





Hetley Road, Beeston, Nottingham NG9 2QL

£285,000 Freehold



A well proportioned three bedroom semi detached property in a central location with the advantage of no upward chain.

Having maintained a wealth original character and charm throughout and open views out the house, this wonderful property situated in a quiet and peaceful location, well placed for easy access to a range of local amenities such as shops, schools, healthcare facilities and excellent transport links, is considered an ideal opportunity for variety of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and bathroom to the first floor.

Outside to the front of the property there is paved driveway providing off road parking with hedging, gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout this delightful property is well worthy of an early internal viewing in order to be fully appreciated.





## Entrance Hallway

Entrance door to front, tiled flooring, stairs leading to the first floor and radiator.

## Lounge

 $16'6" \times 10'5" (5.05m \times 3.18m)$ 

UPVC double glazed window to the front and rear, original fitted cupboard and shelving, carpet flooring, feature gas fire place and two radiators.

## Dining Room

 $11'3" \times 9'4" (3.44m \times 2.85m)$ 

UPVC double glazed window to the side and rear, carpet flooring, original fireplace with tiled surround, original picture rail and radiator.

### Kitchen

 $7'9" \times 6'3" (2.38m \times 1.93m)$ 

Fitted with a range of wall, base and drawer units, rolled edged working surfacing with tiled splash back, stainless steel sink and drainer unit, washing machine, gas cooker, integrated fridge, further useful appliance space, tiled flooring, radiator, UPVC double glazed window to the rear and side and UPVC double glazed door leading to the rear garden.

# First Floor Landing

UPVC double glazed window to the side, stairs rising from the ground floor and doors leading into the bathroom and three bedrooms.

#### Bedroom One

 $13'10" \times 9'4" (4.24m \times 2.85m)$ 

Two UPVC double glazed windows to the front, original cast iron fireplace, carpet flooring, original picture rail and radiator.

### Bedroom Two

 $12'0" \times 9'6" (3.67m \times 2.90m)$ 

UPVC double glazed window to the front, original picture rail, carpet flooring and radiator.

### Bedroom Three

 $10'7" \times 6'5" (3.23m \times 1.97m)$ 

UPVC double glazed window to the rear. carpet flooring and radiator.

#### Bathroom

Fitted with a three piece suite including; walk in shower cubicle with mains control powered shower over, pedestal wash hand basin, low level WC, tiling to walls, radiator, extractor fan, loft hatch and two UPVC double glazed windows to the rear.

#### Outside

To the front of the property there is a low maintenance garden area with hedging and a driveway providing off road car standing, gated side access leads to the generous private and enclosed rear garden which is mainly laid to lawn and features mature trees and shrubs, brick built outbuilding and metal shed.

Council Tax Band Broxtowe Borough Council Band B

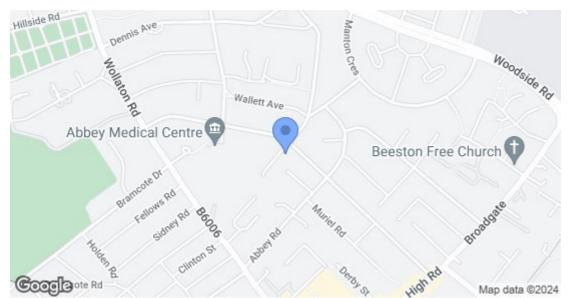


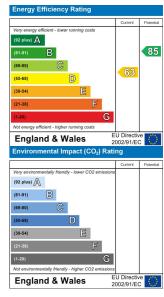












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