



Salisbury Street,  
Beeston, Nottingham  
NG9 2EQ

**£260,000 Freehold**



An ideally located three bedroom, semi detached property with the benefit of no upward chain.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links. This fantastic property would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on a their next home, this could include first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance hall, living room, dining room and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and a further single bedroom and bathroom.

Outside the property has a lawned garden with a paved footpath to the front door and gated side access to the rear. Here is a primarily lawned garden with hedged boundaries and brick built storage.

With the advantage of recently fitted gas central heating and UPVC double glazed throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator.

### Living Room

11'11" x 9'11" (3.65m x 3.03m )

Carpeted room, with radiator, gas fire (this has been disconnected) and UPVC double glazed window to the front aspect.

### Dining Room

11'6" x 9'5" (3.51m x 2.88m )

Exposed original floor boards, with radiator, fitted storage cupboard in the alcove, wall mounted boiler and UPVC double glazed window to the rear aspect.

### Kitchen

7'8" x 8'9" (2.36m x 2.67m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Access to the pantry cupboard housing the freestanding fridge freezer and UPVC double glazed windows to the rear aspect and door to the side passage.

### First Floor Landing

UPVC double glazed window to the side aspect.

### Bedroom One

9'10" x 8'9" (3.00m x 2.67m )

Exposed original floorboards, with radiator, and UPVC double glazed window to the front aspect.

### Bedroom Two

11'5" x 8'10" (3.50m x 2.70m )

Exposed original floorboards, with radiator, fitted storage cupboard in the alcoves and UPVC double glazed window to the rear aspect.

### Bedroom Three

6'6" x 6'4" (2.00m x 1.94m)

Carpeted room, with radiator, access to the loft hatch and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC,

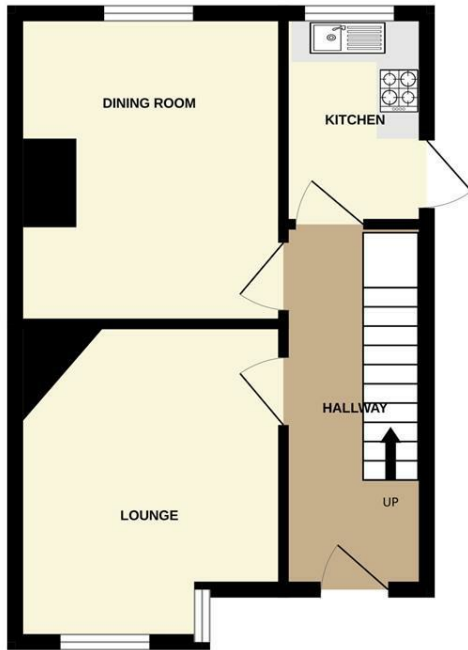
pedestal wash hand basin, freestanding bath, part tiled walls, radiator, and UPVC double glazed window to the rear aspect.

### Outside

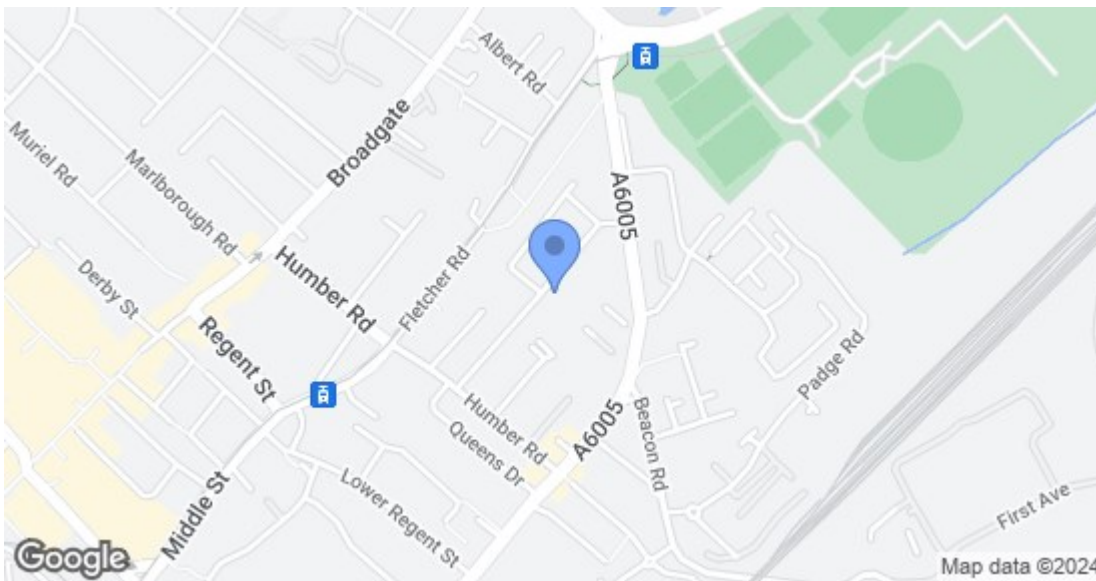
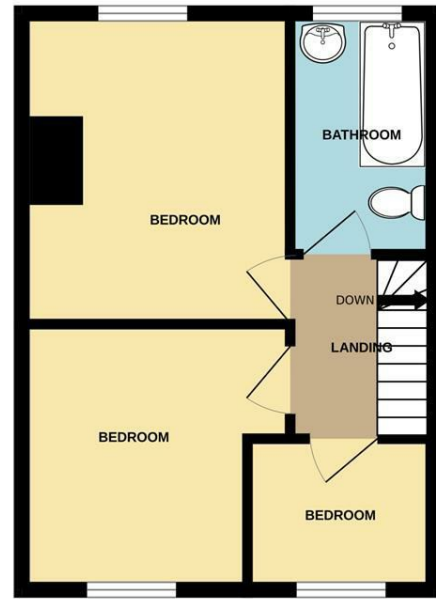
To the front of the property is a lawned garden with walled boundary, footpath to the front door and gated side access to the rear garden. Here is a primarily lawned garden with mature shrubs, hedged boundaries and brick built shed.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
Very energy efficient - lowest energy costs	Letter	Price
192 plus	A	
181-191	B	
169-180	C	
155-168	D	
138-154	E	
121-137	F	
11-120	G	
Not energy efficient - highest energy costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Letter	Price
192 plus	A	
181-191	B	
169-180	C	
155-168	D	
138-154	E	
121-137	F	
11-120	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.