



Middleton Street,
Beeston, Nottingham
NG9 1BB

£265,000 Freehold



A two double bedroom period mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links, Beeston Town Centre and The Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises; lounge and open plan kitchen diner to the ground floor with two double bedrooms and a bathroom to the first floor. The property also has a cellar and a useful boarded loft room.

To the rear the property benefits from a low maintenance enclosed garden which includes slate chippings over looking the lawn beyond, stocked and raised beds and borders and mature shrubs.

Offered to the market with the benefit a range of modern fixtures and fittings throughout and gas central heating, an early viewing comes highly recommended in order to be fully appreciated.



Lounge

12'0" x 11'9" (3.68m x 3.59m)

Entrance door, wooden flooring, double glazed sash window to the front, radiator, feature cast iron open fire with tiled hearth and a door leading into the kitchen diner.

Kitchen Diner

21'7" reducing to 12'1" x 11'10" reducing to 6'5" (6.58m reducing to 3.69m x 3.61m reducing to 1.97m)

With wooden flooring, cast iron feature fire place, radiator, a range of wall, base and drawer units. solid oak work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, integrated fridge, freezer and dishwasher, plumbing for a washing machine, tiled splash backs, double glazed French doors and window to the rear, door to the side and stairs leading to the first floor.

First Floor Landing

With loft hatch and doors to the bathroom and two bedrooms.

Bedroom One

12'0" x 11'9" (3.67m x 3.6m)

A carpeted double bedroom with double glazed sash window to the front, built in storage cupboard and radiator.

Bedroom Two

12'2" x 8'8" (3.72m x 2.66m)

A carpeted double bedroom with cast iron feature fire place, built in storage cupboard, radiator and window to the rear.

Bathroom

8'9" x 6'3" (2.67m x 1.91m)

Incorporating a three piece suite comprising; panelled bath with electric shower over, low level WC, pedestal wash hand basin, tiled flooring and splash backs, useful storage cupboard, wall mounted heated towel rail, window to the rear, extractor fan and spot lights.

Loft Room

14'5" x 10'5" (4.4m x 3.2m)

A useful storage area and potential work room with Velux window, carpet and power.

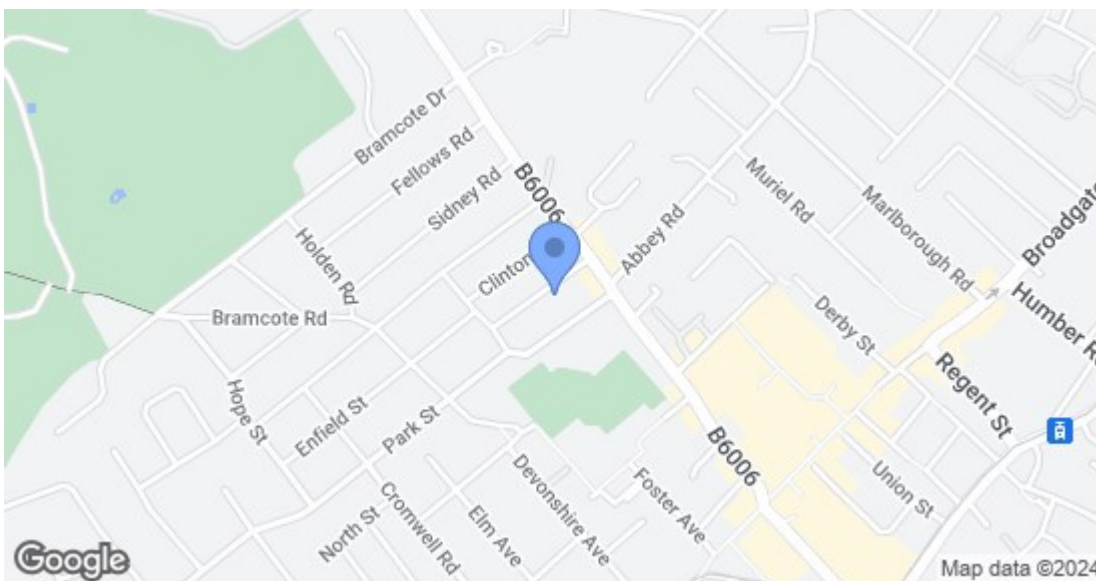
Cellar

Twin cellars with lighting.

Outside

To the rear the property benefits from a low maintenance enclosed garden which includes slate chippings over looking the lawn beyond, stocked and raised beds and borders and mature shrubs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(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	

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.