



Lilac Crescent,  
Beeston, Nottingham  
NG9 IPX

**£278,000 Freehold**



A traditional three-bedroom semi-detached property with a benefit of a loft conversion and no upward chain.

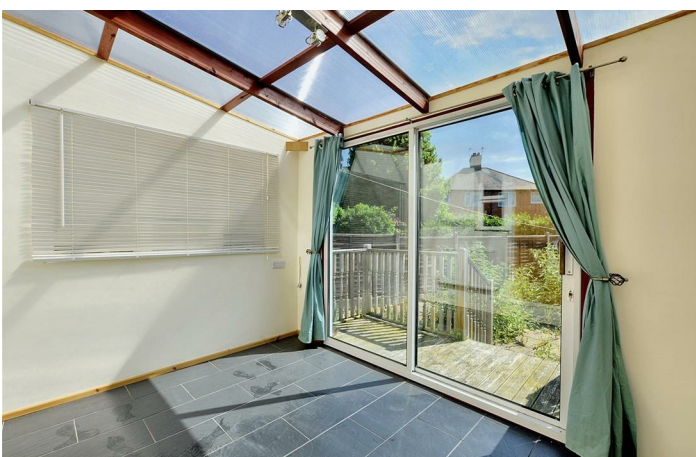
Situated within Beeston Rylands, you are within close proximity to a large variety of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This fantastic property would be considered the ideal opportunity for a range of buyers including first time buyers, young professionals, or growing families.

In brief the internal accommodation comprises; Entrance Hall, Living Dining Room, Kitchen, and Conservatory. Then rising to the first floor are two double bedrooms, bathroom and separate WC. Then on the top floor is a further double bedroom.

Outside the property to the front is a paved driveway with ample off-street parking, leading to a car port. The rear is then paved meaning it would be low maintenance for any buyer.

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



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring.

### Living Dining Room

26'10" x 10'0" (8.18m x 3.07)

Laminate flooring, with radiator, electric fire, UPVC double glazed bay window to the front aspect and French doors to the Conservatory.

### Kitchen

13'0" x 5'4" (3.98 x 1.65)

A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with drainer and mixer tap, space and fittings for freestanding appliances to include gas cooker and fridge freezer and UPVC double glazed window to the rear aspect and side door to the car port.

### Conservatory

11'1" x 8'3" (3.40 x 2.54)

Laminate flooring with French doors leading to the garden.

### First Floor Landing

UPVC double glazed window to the side aspect.

### Bedroom One

11'1" x 16'1" (3.38 x 4.91)

Laminate flooring with two double glazed windows to the front aspect and two radiators.

### Bedroom Two

13'9" x 10'1" (4.2 x 3.09)

Carpeted room with double glazed window to the rear aspect, radiator and storage cupboard housing the boiler.

### Bathroom

Incorporating wash hand basin and walk in mains powered shower. Fully tiled walls and UPVC double glazed window to the rear aspect.

### Separate WC

A low-level flush WC and UPVC double glazed window to the side aspect.

### Bedroom Three

12'1" x 9'9" (3.70 x 2.98)

Carpeted room with Velux window and eaves for storage space.

### Outside

To the front is a paved driveway with ample off-street parking leading to a car port and hedged boundaries. The rear is then enclosed and paved creating a nice outdoor seating area.

### Car Port

The car port provides access to the front and a rear gardens and has power for additional white goods if required.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: All granted before ownership

Accessibility/Adaptions: None

Has the Property Flooded?: No

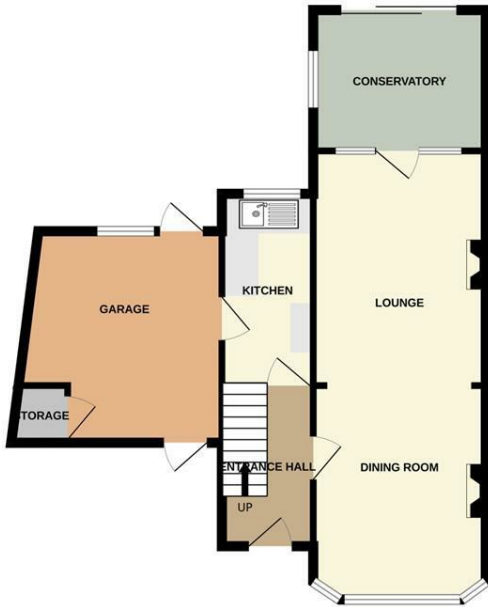
### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

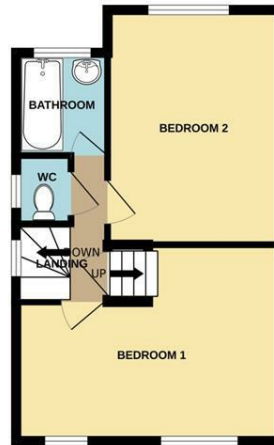




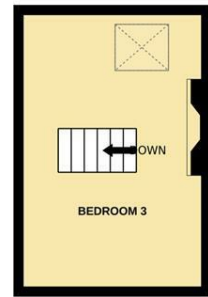
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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	

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