



Lilac Crescent,  
Beeston, Nottingham  
NG9 1PD

**£270,000 Freehold**



A traditional three-bedroom semi-detached property with a large rear garden.

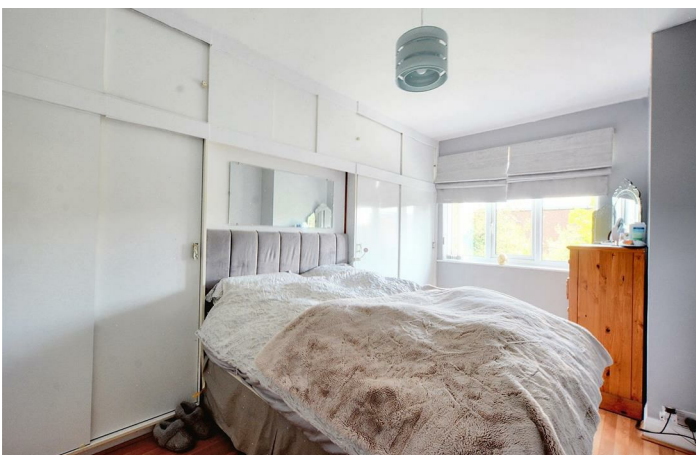
Situated within Beeston Rylands, you are within close proximity to a large variety of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This lovely 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 Room, Kitchen Diner, and downstairs WC. Then rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property to the front is a paved driveway with ample off-street parking. The rear is then primarily lawned with a decked seating area.

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 tiled flooring and radiator.

### Living Room

17'4" x 10'1" (5.30 x 3.09)

Laminate flooring, with radiator and UPVC double glazed bay window to the front aspect.

### Kitchen Diner

16'1" x 9'6" (4.91 x 2.91)

Fitted with a range of wall and base units, work surfacing with tiled splashback, sink and drainer unit with mixer tap, inset electric hob and oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine and UPVC double glazed sliding door to the rear garden.

### Downstairs WC

Fitted with a low flush WC, wash hand basin with part tiled walls and UPVC double glazed window to the side aspect.

### First Floor Landing

UPVC double glazed window to the side aspect.

### Bedroom One

13'6" x 10'2" (4.14 x 3.10)

Laminate flooring, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Two

11'0" x 9'1" (3.36 x 2.77)

Laminate flooring, with radiator, and UPVC double glazed window to the front aspect.

### Bedroom Three

7'9" x 6'9" (2.37 x 2.06)

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, bath and walk in mains powered shower. Part tiled walls, cupboard housing the boiler and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a driveway for off street parking and gated access to the rear garden. The large garden is primarily lawned with a decked seating area, a summer house, garage and fenced boundaries.

### 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: None

Accessibility/Adaptions: None

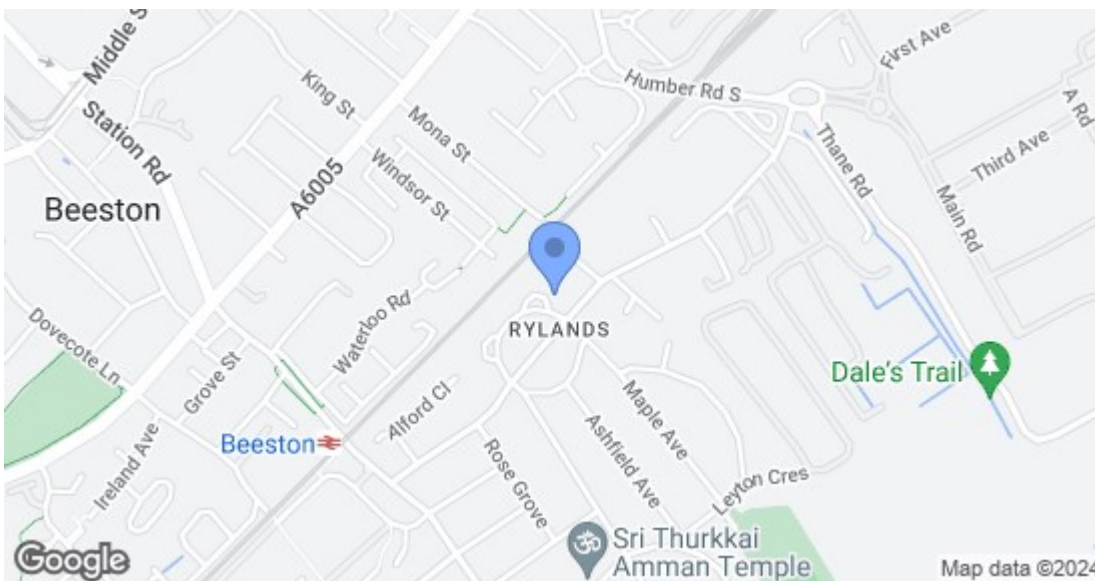
Has the Property Flooded?: No

### 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.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

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.