Robert Ellis

look no further. . .







East Crescent,
Beeston Rylands, Nottingham
NG9 1PZ

£230,000 Freehold

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This delightful semi-detached house on East Crescent presents an excellent opportunity for first-time buyers, professional couples, and families alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own personal space. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the parking, a valuable asset in this desirable location. Additionally, the property is offered with no chain, allowing for a smooth and efficient purchase process.

This residence is perfectly positioned to benefit from the local amenities and transport links that Beeston Rylands has to offer, making it an ideal choice for those seeking a vibrant community atmosphere. Whether you are starting your journey as a homeowner or looking for a family-friendly environment, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.





Entrance Hall
( )
UPVC double glazed entrance door, stairs to the first floor, radiator and doors to the kitchen, dining room and lounge.

Lounge
10'11" x 10'1" (3.33m x 3.08m)
A carpeted reception room with UPVC double glazed bay window to the front and radiator.

Dining Room
13'8" x 10'2" (4.17m x 3.1m)
A carpeted reception room with built-in storage cupboard, radiator and UPVC double glazed door with flanking windows to the garden.

Kitchen
10'5" x 5'4" (3.18m x 1.65m)
Fitted with a range of wall, base and drawer units, work-surfaces, sink with drainer, space for a fridge freezer and a cooker, plumbing for a washing machine, tiled splashback, UPVC double glazed window to the rear and two UPVC double glazed windows to the side, and UPVC double glazed door to the side.

First Floor Landing
With UPVC double glazed window to the side and doors to the bathroom and three-bedrooms.

Bedroom One
13'9" x 10'3" (4.2m x 3.13m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Two
10'11" x 7'9" (3.34m x 2.37m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Three
8'0" x 7'9" (2.44m x 2.38m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three-piece suite comprising panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, radiator, UPVC double glazed windows to the side and rear, extractor fan and built-in cupboard housing the Baxi combination boiler.

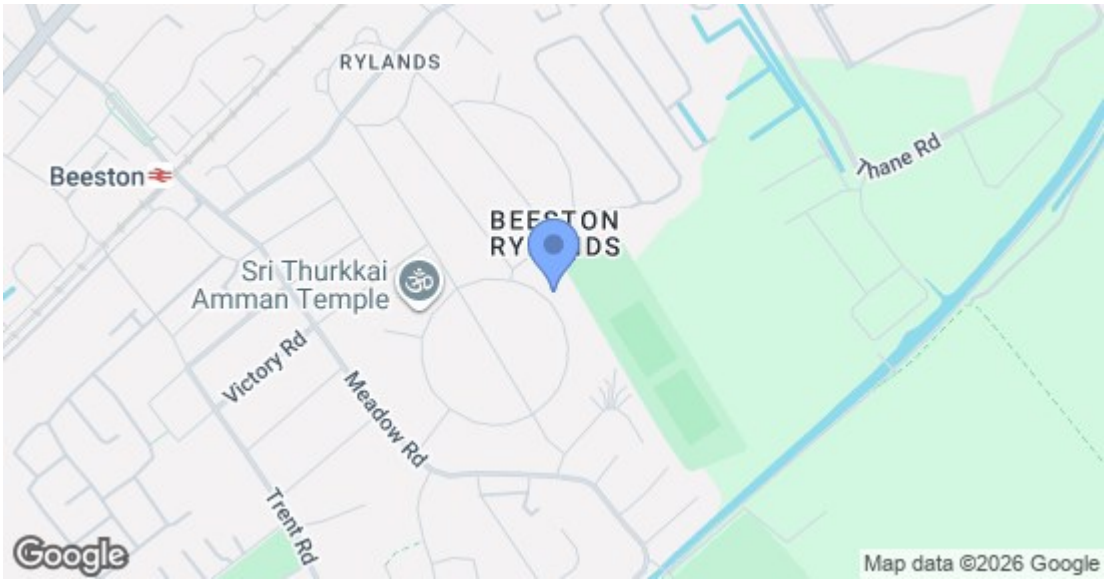
Outside
To the front of the property you will find a block paved driveway leading down the side of the property with the garage beyond. Gated access leads to the private and enclosed rear garden which features a blocked paved patio, lawn, a range of mature trees and fence boundaries.

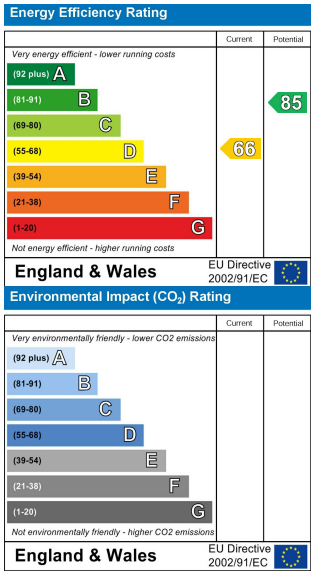




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ESTATE AGENTS







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.

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