



Abbey Road, Beeston, Nottingham, NG9 2QF
Offers in the region of £400,000 Freehold



Abbey Road, Beeston

4 Bedrooms, 2 Bathroom

Offers in the region of £400,000

- Spacious Four Bedroom Semi-Detached House
- Excellent Location - Close To Beeston Town Centre
- Master Bedroom With En-Suite
- Enclosed Rear Garden
- Driveway & Garage
- Solar Panels
- Freehold

Situated in an excellent location within walking distance of Beeston Town Centre this deceptively spacious, four bedroom, three storey semi-detached property requires early viewing. Briefly comprising of an entrance hall, cloakroom, lounge with bay window and fitted dining/kitchen with French Doors to the rear garden on the ground floor, a master bedroom with en-suite, bedroom and a family bathroom to the first floor and two further double bedrooms on the second floor. Externally, there is an enclosed rear garden and a driveway leading to a single garage with up and over door, power and lighting.



ENTRANCE HALL Accessed via an external uPVC door with opaque window to the side elevation, tiled flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., corner pedestal wash hand basin with chrome mixer tap, tiled flooring, wall mounted radiator and ceiling light.

LIVING ROOM 14' 5" x 10' 7" (4.39m x 3.23m) With oak flooring, a large uPVC double glazed window to the front elevation, wall mounted radiator, wall light and ceiling light.

KITCHEN/DINER 14' 3" x 9' 3" (4.34m x 2.82m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, tiled splashback, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, tiled flooring, wall mounted radiator, uPVC double glazed and French Doors to the rear elevation

and fitted ceiling spotlights.

LANDING With oak flooring, opaque uPVC double glazed window to the side elevation, airing cupboard housing the combi boiler, wall mounted radiator and ceiling light.

MASTER BEDROOM 14' 3" x 9' 4" (4.34m x 2.84m) With oak flooring, two uPVC double glazed windows to the rear elevation, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a shower enclosure with a mains fitted mixer bar shower, low flush w.c., vanity wash hand basin with chrome mixer tap, tiled flooring, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and ceiling light.

BEDROOM FOUR 10' 8" x 8' 3" (3.25m x 2.51m) With oak flooring, a double glazed sash window to the front elevation, wall mounted radiator and ceiling light.

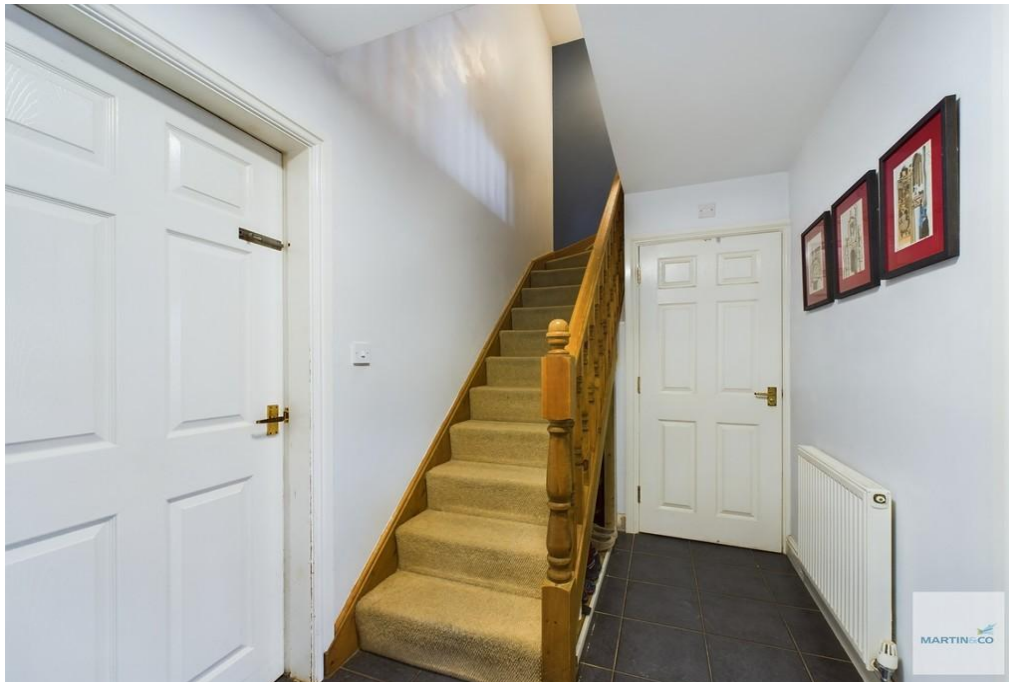
BATHROOM With a fitted suite comprising of a panelled bath with whirlpool jet system, chrome mixer tap and electric shower over, low flush w.c., pedestal wash hand basin, tiled flooring, wall mounted radiator, part wall tiling, opaque double glazed sash window to the front elevation and ceiling light.

LANDING With a fitted carpet, loft hatch and ceiling light.

BEDROOM TWO 14' 8" x 10' 11" (4.47m x 3.33m) With oak flooring, a double glazed sash window to the front elevation, wall mounted radiator and ceiling light.

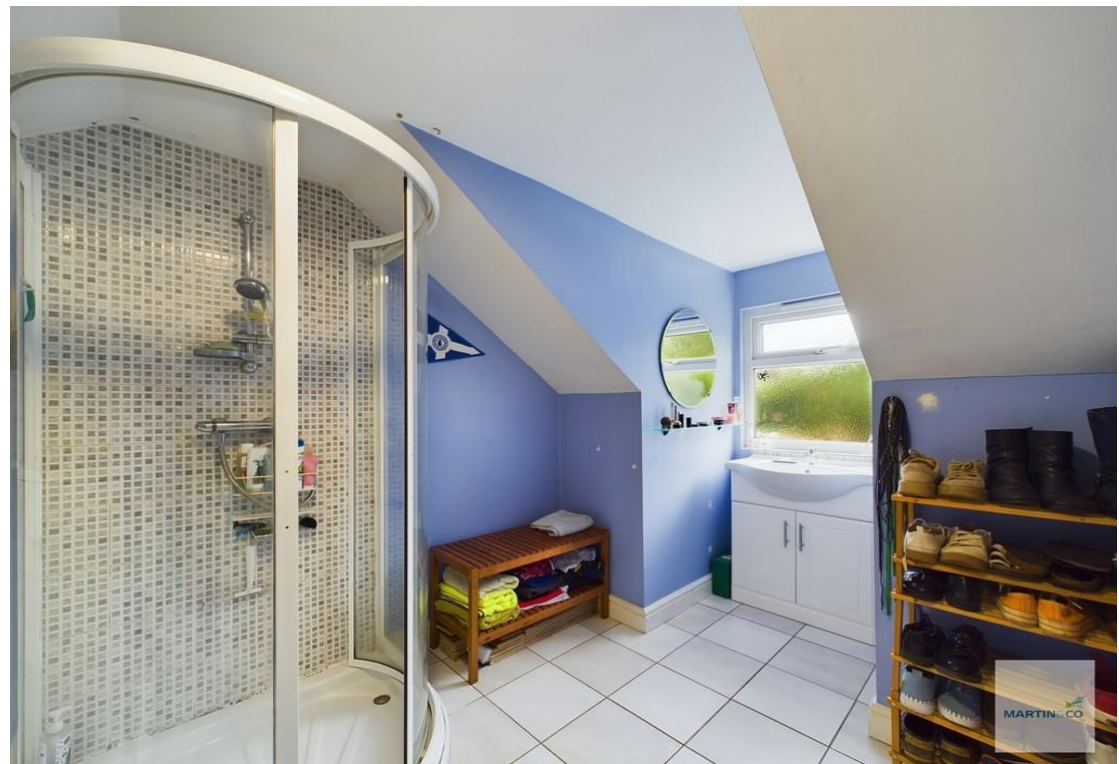
BEDROOM THREE 14' 8" x 8' 2" (4.47m x 2.49m) With oak flooring, Velux window, storage cupboard, wall mounted radiator and ceiling light.

EXTERNAL The property enjoys a private and enclosed rear garden which is mainly laid to lawn with a patio area, decked seating area, a range of mature shrubs and trees, garage access and a fenced



boundary. To the front is a laid to lawn garden with mature shrubs and a block paved driveway leading to a garage with up and over door, power and lighting. The property also benefits from solar panels producing an income of approximately £180 per annum.







Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.