

HoldenCopley

PREPARE TO BE MOVED

Denison Street, Beeston, Nottinghamshire NG9 1AY

£250,000

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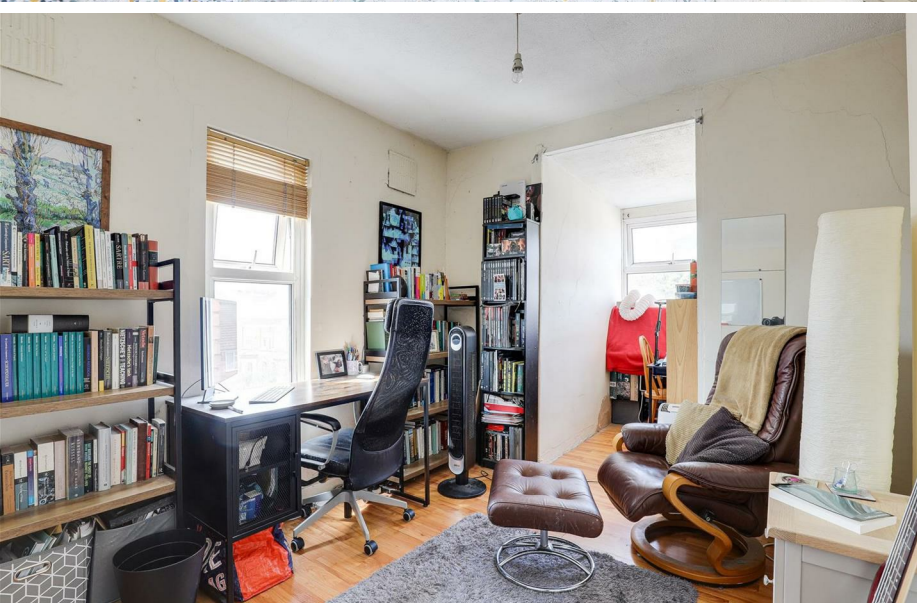
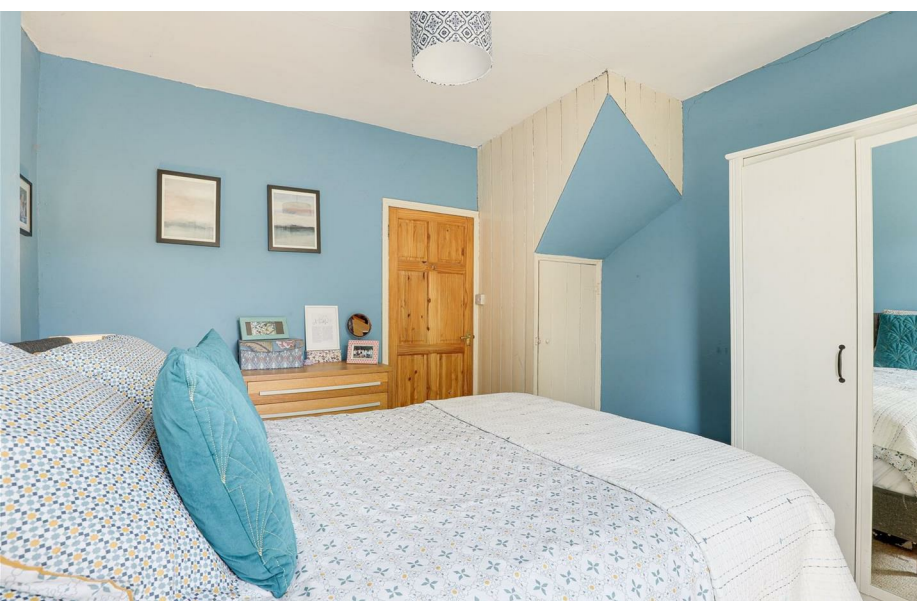
GUIDE PRICE £250,000 - £270,000

END TERRACED HOUSE...

We are delighted to present this three-storey end terraced house, perfectly positioned in a sought-after location that offers the best of both convenience and connectivity. Just a stone's throw away from a variety of local shops, popular eateries, and essential amenities, this property is ideally suited to a wide range of buyers, including first-time buyers, growing families, or those seeking an excellent investment opportunity. As you step into the property, you are welcomed by a bright and inviting living room. The modern fitted kitchen is well-appointed with ample storage and workspace, making it ideal for preparing meals. From the kitchen, a rear hall leads directly to the garden, offering seamless indoor-outdoor living. Completing the ground floor is a three-piece bathroom suite, designed with both style and functionality in mind. Ascending to the first floor, you'll discover two generously sized double bedrooms. These versatile rooms are perfect for use as bedrooms, guest rooms, or even a home office, catering to the needs of a modern lifestyle. The second floor features an additional spacious double bedroom, providing further flexibility and benefiting from an abundance of natural light, creating a warm and welcoming atmosphere. The exterior of the property is equally impressive. To the front, there is a quaint courtyard that enhances the property's curb appeal. At the rear, the enclosed garden is a true highlight, offering a peaceful retreat with a decked patio area—perfect for outdoor dining or entertaining. The garden also includes a gravelled area, providing low-maintenance outdoor space, and an outbuilding, ideal for storage or as a workshop. The fence-panelled boundary ensures privacy and security, making it a safe environment for children or pets.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Close to Local Amenities
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

12'1" x 11'6" (3.70m x 3.52m)

The living room has a UPVC double glazed window to the front elevation, a wrought iron feature fireplace with a tiled hearth, a TV point, a radiator, and wood flooring.

Kitchen

11'6" x 11'10" (3.51m x 3.63)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, a radiator, space for a dining table, recessed chimney breast alcove, recessed spotlights, wood flooring, and a UPVC double glazed window to the rear elevation.

Hallway

The hallway has wood flooring, and a single door providing access to the rear garden.

Bathroom

7'9" x 5'11" (2.38m x 1.81m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, an extractor fan, recessed spotlights, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

FIRST FLOOR

Bedroom One

11'11" x 11'6" (3.64m x 3.52m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

12'2" x 11'5" (3.71m x 3.50m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

SECOND FLOOR

Bedroom Three

17'10" x 11'6" (5.46m x 3.51m)

The third bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, and eaves storage, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is an enclosed rear garden with a decked patio area, a gravelled area, an outbuilding, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

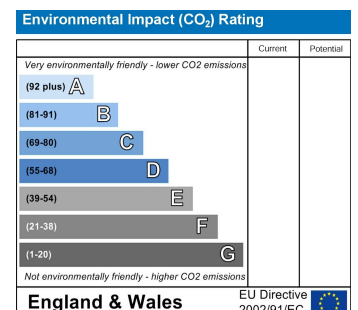
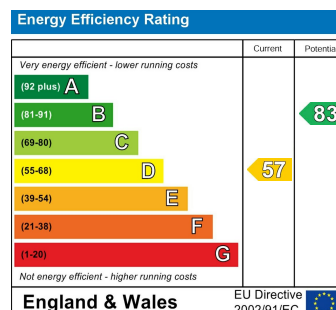
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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