

HoldenCopley

PREPARE TO BE MOVED

Salisbury Street, Beeston, Nottinghamshire NG9 2EQ

Guide Price £220,000 - £240,000

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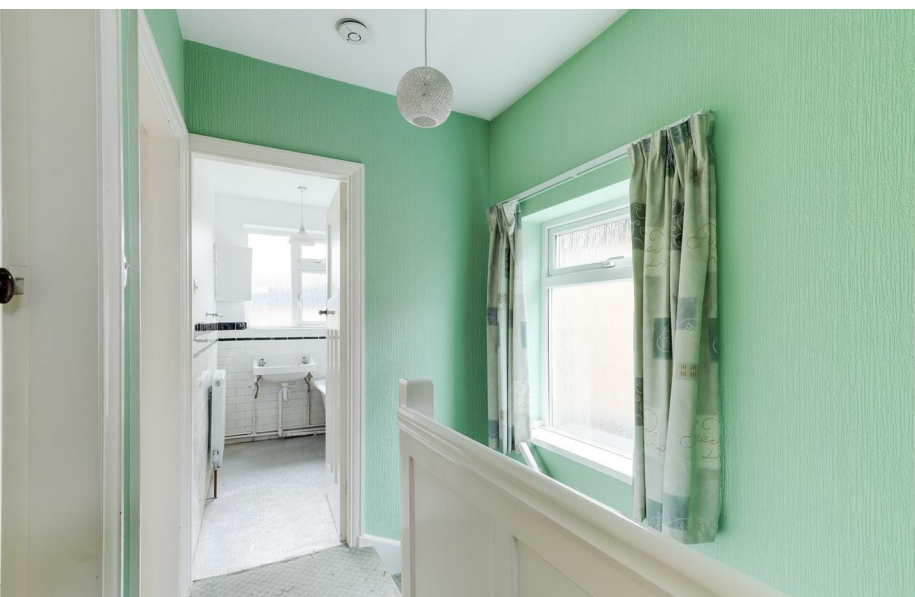
GUIDE PRICE £220,000 - £240,000

NO UPWARD CHAIN...

This semi-detached house is located in a highly desirable area, just a short stroll from Highfields Park. The property is also conveniently close to a variety of local amenities, including shops, well-regarded schools, and more, making it an ideal choice for families, professionals, and anyone looking for a home in a vibrant community. With excellent transport links nearby, commuting to the city centre and surrounding areas is quick and easy. The property is being sold with no upward chain, offering a fantastic opportunity for buyers looking to move in without delay. On the ground floor, you'll find a hallway that leads to a living room, perfect for relaxing or entertaining. Adjacent to the living room is a separate dining room, providing an excellent space for family meals or gatherings. The fitted kitchen is well-equipped with ample storage and counter space. Upstairs, the property features two generously sized double bedrooms, both offering plenty of natural light and space for furnishings. The third bedroom is smaller, ideal for use as a child's room, home office, or study. Completing the first floor is a three-piece bathroom suite. Outside, the property benefits from a small front garden with gated access to the rear garden. The rear garden features a spacious, enclosed area that includes a patio for outdoor dining, a well-maintained lawn, an outbuilding for additional storage or potential workshop space, and a hedged boundary for added privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Hallway

13'6" x 5'3" (4.14 x 1.61)

The hallway has carpeted flooring, a radiator, a picture rail, and a UPVC door providing access into the accommodation.

Living Room

11'11" x 9'11" (3.65 x 3.04)

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

Dining Room

11'6" x 9'6" (3.51 x 2.90)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a wall-mounted boiler, a picture rail, an in-built cupboard, and exposed floor boarding.

Kitchen

7'8" x 5'2" (2.36 x 1.58)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a gas ring hob with a stainless steel splashback and an extractor fan, an in-built cupboard, a radiator, and vinyl flooring.

FIRST FLOOR

Landing

6'9" x 2'5" (2.08 x 0.74)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Master Bedroom

11'5" x 8'10" (3.50 x 2.71)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and exposed floor boarding.

Bedroom Two

9'11" x 9'11" (3.04 x 3.03)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a picture rail, and exposed original floor boarding.

Bedroom Three

6'6" x 6'5" (2.00 x 1.96)

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

Bathroom

7'9" x 5'2" (2.38 x 1.59)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a freestanding bath with mixer taps and a handheld shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small garden with gated access to the rear garden.

Rear

To the rear of the property is a good-sized enclosed rear garden with a patio area, a lawn, an outbuilding, and a hedged 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

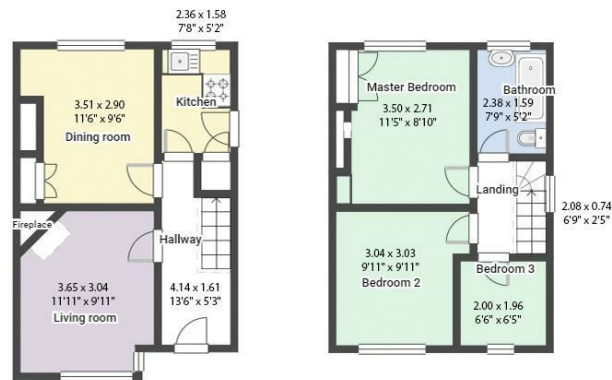
Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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