

HoldenCopley

PREPARE TO BE MOVED

Anderson Crescent, Beeston, Nottinghamshire NG9 2PS

£225,000

Anderson Crescent, Beeston, Nottinghamshire NG9 2PS



LOCATION, LOCATION, LOCATION...

Introducing this three-bedroom mid-terraced house, perfect for families and first-time buyers alike. Upon entering, you are welcomed into a spacious living/dining room that seamlessly flows into a well-appointed fitted kitchen, complete with a convenient pantry. The ground floor also boasts a stylish four-piece bathroom suite. Upstairs, the first floor features three generously-sized bedrooms, including a master bedroom with its own W/C for added convenience. Outside, the property benefits from a driveway providing off-road parking and a private enclosed garden, ideal for outdoor entertaining or enjoying quiet moments of relaxation. Situated within close proximity to a plethora of local amenities, excellent transport links, including a convenient tram stop, great schools and easy commuting access via the A52. This delightful home offers a blend of comfort, style and practicality, making it an opportunity not to be missed.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Ground Floor Stylish Four-Piece Bathroom Suite
- W/C To The Master Bedroom
- Driveway
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

4'11" x 3'1" (1.52m x 0.95m)

The entrance has wood-effect flooring, a carpeted stairs and a single UPVC door providing access into the accommodation

Living/Dining Room

13'0" x 12'2" (max) (3.97m x 3.71m (max))

The living/dining room has wood-effect flooring, a TV point, a vertical radiator, coving to the ceiling and a window to the front elevation

Kitchen

10'3" x 9'3" (max) (3.14m x 2.83m (max))

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge freezer, a pantry, a vertical radiator, tiled splashback, wood-effect flooring, a window to the rear elevation and a single UPVC door providing access to the rear garden

Pantry

5'7" x 2'10" (1.71m x 0.87m)

The pantry has wood-effect flooring and provides ample storage space

Bathroom

9'3" x 5'8" (max) (2.84m x 1.73m (max))

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with drawer units and a stainless steel mixer tap, a bidet, a corner fitted shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, tiled flooring, partially tiled walls and an obscure window to the rear elevation

FIRST FLOOR

Landing

7'1" x 2'11" (2.18m x 0.91m)

The landing has wood-effect flooring and provides access to the first floor accommodation

Bedroom One

13'2" x 10'4" (max) (4.03m x 3.17m (max))

The main bedroom has wood-effect flooring, a radiator, access to the W/C and a window to the front elevation

W/C

4'9" x 2'8" (1.47m x 0.83m)

This space has a low-level flush W/C, a countertop wash basin with a stainless steel mixer tap, a chrome heated towel rail, tiled flooring and partially tiled walls

Bedroom Two

11'2" x 8'11" (max) (3.41m x 2.74m (max))

The second bedroom has wood-effect flooring, a radiator and a window to the rear elevation

Bedroom Three

8'1" x 7'3" (2.48m x 2.22m)

The third bedroom has wood-effect flooring, a radiator and a window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, a range of plants and shrubs and courtesy lighting

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, steps down to a lawn, a range of plants and shrubs, a shed, courtesy lighting and panelled fencing

ADDITIONAL INFORMATION

Broadband Speed - Highest Download Speed 1000 Mbps. Highest Upload Speed 220 Mbps.

Phone Signal – Good Coverage of 3G, 4G & 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - medium risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

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.

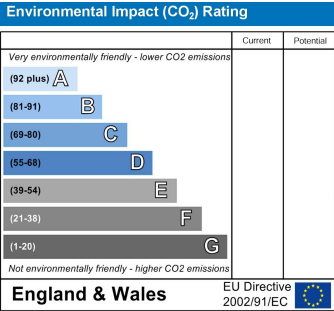
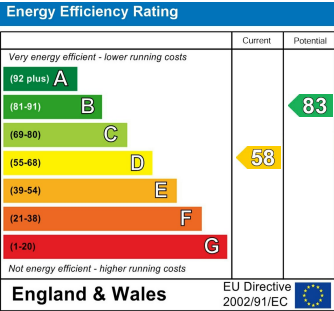
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

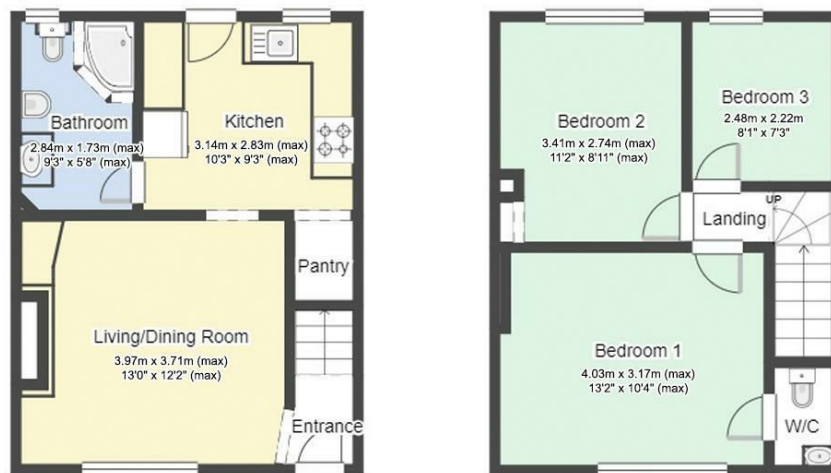
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Anderson Crescent, Beeston, Nottinghamshire NG9 2PS

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.