

HoldenCopley

PREPARE TO BE MOVED

Denison Street, Beeston, Nottinghamshire NG9 1AY

Guide Price £240,000 - £250,000

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NO UPWARD CHAIN...

This well-presented mid-terraced house is situated in a popular location offering easy access to a range of local amenities including shops, schools, and excellent transport link making it the perfect purchase for a variety of buyers including first-time buyers, professionals, or investors. Internally, the accommodation spans across two floors and is presented to a high standard throughout. To the ground floor, you are welcomed into a spacious living room that seamlessly flows into a modern fitted kitchen diner, offering ample space for entertaining and everyday living. A three-piece bathroom suite and access to a useful cellar complete the ground floor layout. Upstairs, the first floor hosts two generously sized double bedrooms, both flooded with natural light. Outside, to the front of the property, there is courtesy lighting and an attractive selection of plants and shrubs, adding to the kerb appeal. To the rear, the property boasts a private and enclosed garden featuring a paved patio area ideal for alfresco dining a well-maintained lawn, a shed for additional storage, and a fence-panelled boundary for added privacy.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

11'6" x 10'11" (max) (3.51m x 3.35m (max))

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

Kitchen/Diner

14'1" x 11'5" (max) (4.30m x 3.49m (max))

The kitchen/diner has a range of modern fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a radiator, recessed spotlights, tiled splashback, laminate flooring, a UPVC double glazed window to the rear elevation and access to the back entry.

Back Entry

4'11" x 3'1" (1.52m x 0.96m)

The back entry has laminate flooring, an in-built cupboard, a singular recessed spotlight, a UPVC door opening to the rear garden, and access into the bathroom.

Bathroom

7'8" x 4'11" (2.36m x 1.50m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

BASEMENT

Cellar

14'2" x 11'6" (max) (4.32m x 3.53m (max))

The cellar has ample storage.

FIRST FLOOR

Landing

8'9" x 2'8" (2.67m x 0.82m)

The landing has carpeted flooring, access into the loft via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

11'6" x 11'0" (max) (3.51m x 3.37m (max))

The first bedroom has a UPVC double glazed sash window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

11'6" x 10'11" (max) (3.51m x 3.35m (max))

The second bedroom has a UPVC double glazed window to the front elevation, two in-built cupboards, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a range of various plants and shrubs.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a shed, and a 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 1800Mbps 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 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:

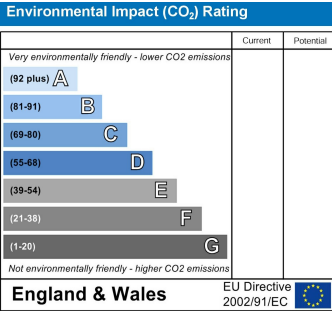
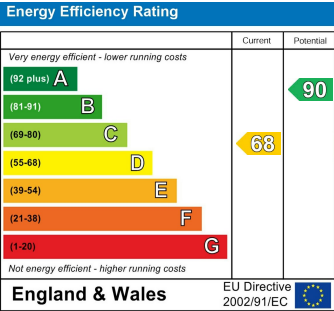
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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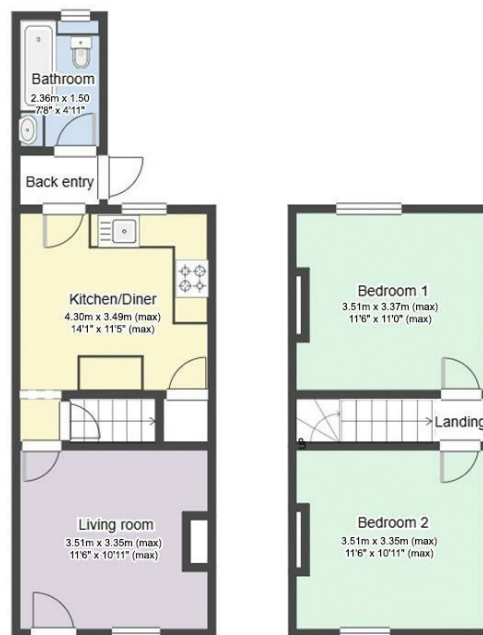
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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