

# HoldenCopley

PREPARE TO BE MOVED

Anderson Crescent, Beeston, Nottinghamshire NG9 2PS

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**Guide Price £225,000 - £250,000**

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### BURSTING WITH POTENTIAL AND NO UPWARD CHAIN...

This three-bedroom semi-detached house presents a fantastic opportunity for a wide range of buyers — whether you're looking to put your own stamp on a property or seeking a promising investment project. Offered to the market with no upward chain, this home is brimming with potential and offers plenty of scope to modernise, extend, or reconfigure to suit your needs (subject to planning). The ground floor comprises an entrance hall, a generously sized living room, a separate dining room, and a fitted kitchen — offering a solid foundation for future improvements. Upstairs, the first floor hosts two double bedrooms and a comfortable single bedroom, serviced by a three-piece bathroom suite. Outside, the property benefits from a driveway providing off-street parking to the front, while the good-sized rear garden features a patio area and natural lawn, providing plenty of outdoor space to enjoy or further develop. Whether you're a first-time buyer, a growing family, or an investor looking to add value, this property offers great potential in a layout that's ready to be transformed. Located in a popular and well-connected residential area, the home is just a short distance from local shops, schools, and amenities, with excellent transport links nearby — including easy access to the A52 and Nottingham City Centre.

### MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Good-Sized Rear Garden
- No Upward Chain
- Plenty Of Potential
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

4\*11" x 4\*2" (1.50m x 1.27m)

The entrance hall has carpeted flooring and a UPVC door providing access into the accommodation.

Living Room

18\*5" x 10\*10" (5.61m x 3.30m)

The living room has exposed wood flooring, a fireplace with an hearth and decorative surround, a dado rail, two radiators, two half-round obscure windows to the side elevation, and UPVC double-glazed windows to the front and rear elevations.

Dining Room

11\*4" x 9\*10" (3.45m x 3.00m)

The dining room, which has previously been used as a bedroom, has carpeted flooring, a picture rail, a traditional fireplace with a tiled hearth and decorative surround, and a UPVC double-glazed window to the front elevation.

Kitchen

14\*4" x 6\*6" (4.37m x 1.98m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, a gas hob and extractor fan, a free-standing cooker, space and plumbing for a dishwasher, space for an American fridge freezer, an in-built cupboard, a tiled splashback, tiled flooring, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

11\*6" x 9\*9" (3.51m x 2.97m)

The landing has carpeted flooring, an in-built cupboard, a UPVC double-glazed window to the rear elevation, and provides access to the first floor accommodation.

Master Bedroom

14\*3" x 10\*1" (4.34m x 3.07m)

The main bedroom has carpeted flooring, an in-built cupboard, a radiator, and UPVC double-glazed windows to the side and front elevations.

Bedroom Two

11\*5" x 9\*10" (3.48m x 3.00m)

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

Bedroom Three

7\*10" x 7\*10" (2.39m x 2.39m)

The third bedroom has carpeted flooring, a radiator, and UPVC double-glazed windows to the side and rear elevations.

Bathroom

9\*6" x 6\*6" (2.90m x 1.98m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and handheld shower head, a heated towel rail, an extractor fan, floor-to-ceiling tiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking.

Rear

To the rear of the property is a garden with a decked area, a natural lawn, and hedge boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G / Some 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+  
Flood Risk Area - Very Low  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

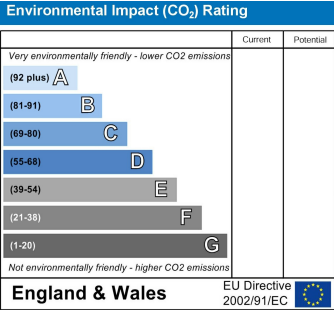
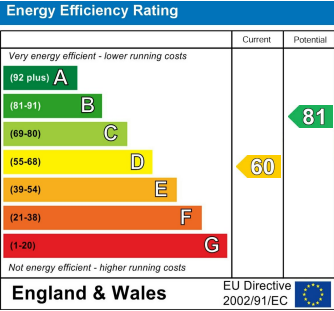
DISCLAIMER

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  
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.

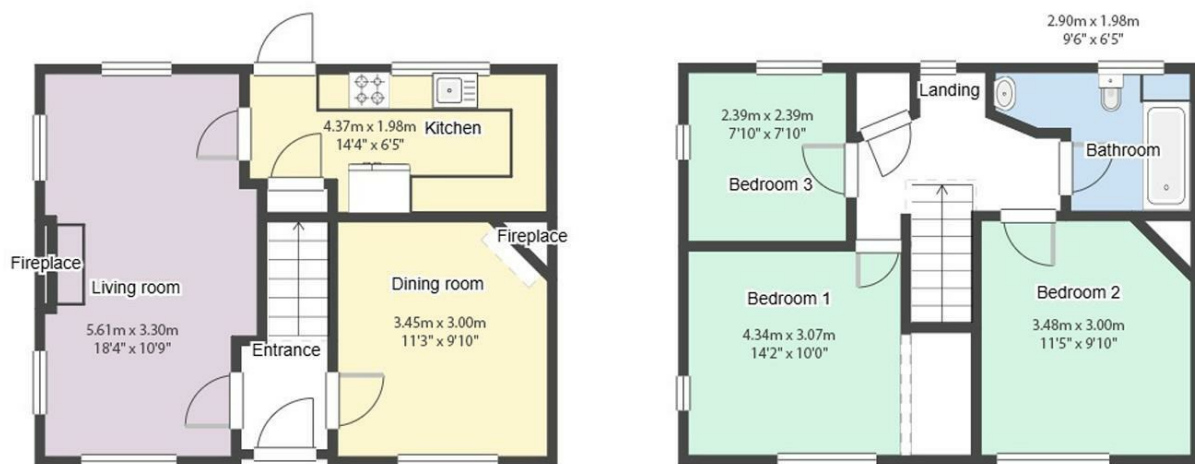
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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