

# HoldenCopley

PREPARE TO BE MOVED

Manton Crescent, Beeston, Nottinghamshire NG9 2GB

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Offers In Excess Of £180,000



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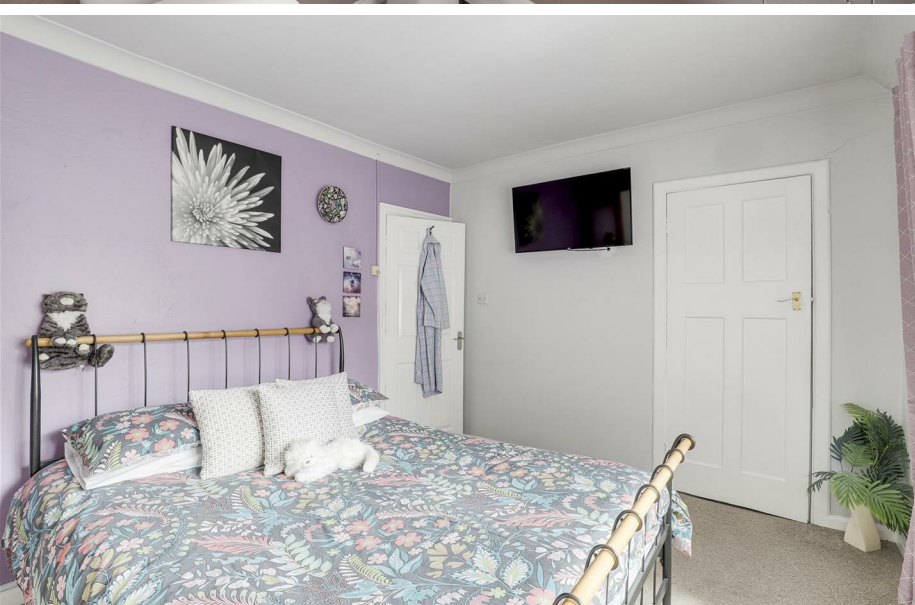
## NO UPWARD CHAIN...

This mid-terraced house is located in a popular and convenient area, offering easy access to a variety of local amenities including schools, shops, and other facilities, making it an ideal choice for a range of buyers. Being sold with no upward chain, the property offers a smooth and straightforward purchase. On the ground floor, an inviting entrance hall leads into a comfortable living room, creating a welcoming space for relaxing or entertaining. The fitted kitchen is thoughtfully designed and provides direct access to a rear entrance hall, which in turn leads to the private rear garden. Upstairs, the property offers two well-proportioned bedrooms and a modern three-piece bathroom suite, providing practical and comfortable accommodation for a small family, couple, or first-time buyers. Externally, the property benefits from a driveway to the front, while the rear garden is fully enclosed and carefully arranged to offer a mix of relaxation and low-maintenance areas. It features a patio, a gravelled section, an artificial lawn beneath a charming Pergola, and two garden sheds. A variety of plants, shrubs, and bushes add interest and colour, with fenced boundaries and gated access ensuring privacy and security.

## MUST BE VIEWED







- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3\*7" x 3\*6" (1.11m x 1.07m)

The entrance hall has wood-effect flooring, carpeted stairs, a fitted base units, and a door providing access into the accommodation.

Living Room

13\*6" x 11\*8" (4.13m x 3.58m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a wall-mounted fire, a dado rail, a picture rail, a TV point, and carpeted flooring.

Kitchen

13\*5" x 6\*6" (4.09m x 2.00m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, a radiator, a dado rail, tiled splashback, carpet tiled flooring, and a UPVC double glazed window to the rear elevation.

Rear Hall

8\*9" x 2\*9" (2.69m x 0.86m)

The rear hall has carpet tiles, and vinyl flooring, space for a freezer, and a door opening to the rear garden.

FIRST FLOOR

Landing

6\*9" x 2\*10" (2.08m x 0.87m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13\*5" x 9\*10" (4.11m x 3.02m)

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

Bedroom Two

8\*8" x 8\*5" (2.65m x 2.59m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, a fitted wardrobe, a ceiling rose, and carpeted flooring.

Bathroom

6\*7" x 5\*4" (2.03m x 1.65m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower, a radiator, partially tiled walls, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a enclosed garden with a patio area, a gravelled area, artificial lawn with a Pergola, two sheds, various plants, shrubs and bushes, a fence panelled boundary, and gated access .

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 - Nottingham City 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.

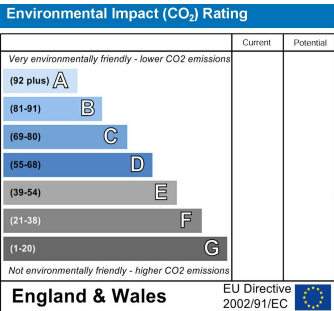
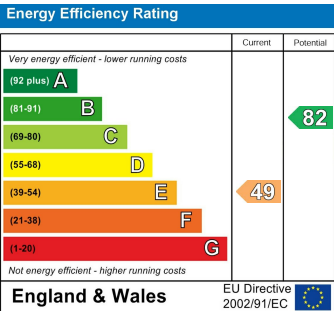
The vendor has advised the following:

Property Tenure is Freehold

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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.

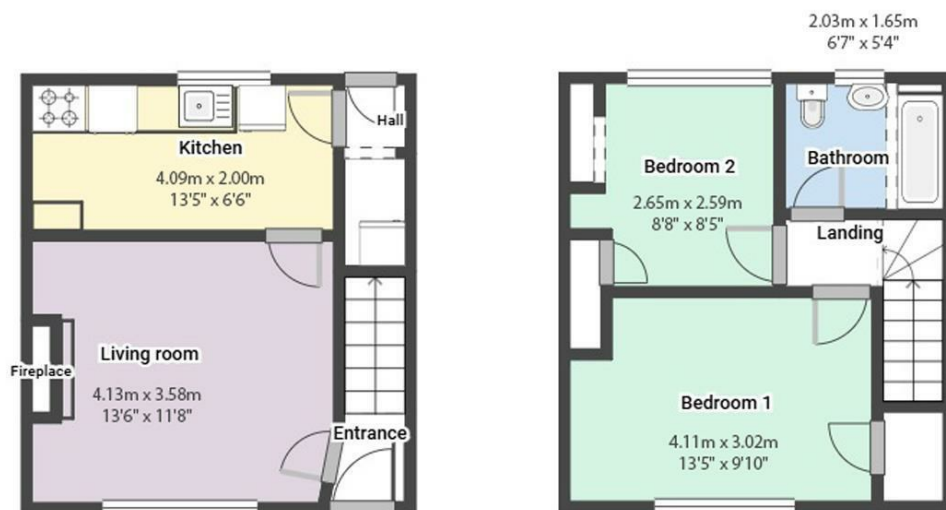
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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