



Three-bedroom Semi-Detached House located in Beeston.

Asking Price Of
£235,000

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M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

73 Elswick Drive
Beeston
Nottingham
NG9 1NQ



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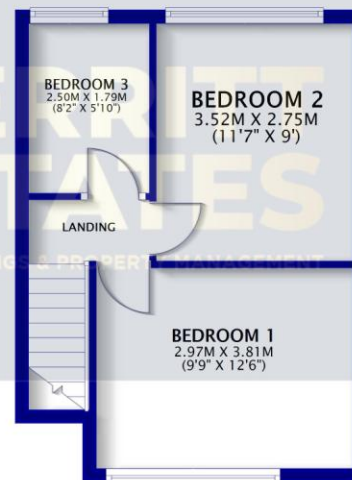
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sq

Merritt Estates bring to the market this well-presented three-bedroom semi-detached home, which offers comfortable and versatile family living, ideal for a range of buyers including first-time homeowners, growing families, or investors. Upon entry you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. Leading off the hall to the right is a spacious lounge, featuring a gas fire that adds warmth and character, with a large window to the rear, offering views over the garden and fields beyond. The modern, spacious kitchen / diner offers a range of wall and base units, with integrated hob and oven, a breakfast bar and room for dining table and chairs. The ground floor also benefits from a three-piece bathroom suite, complete with an electric shower over, providing added convenience for busy households. Upstairs, the property offers three bedrooms - two well-proportioned doubles plus a single, ideal for young children or an office. Externally, the property offers a quaint and private rear garden, mostly laid as patio, and offering mature shrubs and borders with space for potted plants with the added benefit of private rear access to the playing fields beyond. The driveway at the front of the property leads to the garage at the rear, providing off-road parking options for several cars.

GROUND FLOOR
APPROX. 37.3 SQ. METRES (401.9 SQ. FEET)



FIRST FLOOR
APPROX. 30.2 SQ. METRES (325.2 SQ. FEET)



TOTAL AREA: APPROX. 67.5 SQ. METRES (727.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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