



Three-bedroom Semi-Detached House located in Beeston.

Offers Over
£290,000

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66 Beech Avenue Beeston Nottingham NG9 1QD



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Upon entering this bright and airy home, the entrance hallway leads to a front reception room with bay window to the front aspect, an open plan kitchen/diner, comprising of wall and base units providing ample storage and spaces for appliances.

A well-maintained conservatory to the rear, benefiting from heating and patio doors leading to the rear garden.

A downstairs W/C completes the ground floor accommodation.

To the first floor there are two good sized double bedrooms one to the front and the other to the rear, a further single bedroom which lends itself to a home office or child's nursery.

A modern family bathroom with shower over the bath, W/C, wash hand basin and heated towel radiator.

Offering beautifully presented bright and contemporary living space, this is a fantastic property well-worthy of viewing.

Outside, the property has a low maintenance driveway to the front with gated access leading to the rear garden which has a spacious, primarily lawned, garden with stocked beds and borders and a detached garage.

A larger than average plot and sought after, residential location. This property offers an excellent opportunity that would suit a variety of potential buyers.

Well placed for easy access to Beeston train station and canal which leads to the nature reserve, local shops and a variety of other amenities, this fantastic property simply must be viewed to be truly appreciated.

These sales particulars have been prepared by Merritt Estates and are produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN

GROUND FLOOR

APPROX. 46.7 SQ. METRES (502.2 SQ. FEET)



FIRST FLOOR

APPROX. 37.9 SQ. METRES (407.5 SQ. FEET)



GARAGE

APPROX. 0.0 SQ. METRES (0.0 SQ. FEET)



TOTAL AREA: APPROX. 84.5 SQ. METRES (909.7 SQ. FEET)

DIRECTIONS

CONTACT

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