



Three Bedroom Semi-Detached House located in Beeston.

Asking Price Of
£299,950

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LETTINGS & PROPERTY MANAGEMENT

13 Pelham Crescent
Beeston
Nottingham
NG9 2ER



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780
sq

A 1940's semi-detached home, tucked away in ever-popular Beeston, has been lovingly cared for by its current owner for the past fifteen years. Full of charm and character, it is a bright and inviting space, with great natural light, a generous plot, and exciting potential to extend (subject to planning).

Step inside and you are welcomed by a warm, airy hallway. The living room is filled with light, thanks to large windows, while the modern kitchen is stylishly fitted with integrated appliances including an oven, fridge, and dishwasher. There is also a handy downstairs WC, useful under-stairs storage, and a small utility space next to the back door.

Upstairs, you will find three bedrooms: two spacious double bedrooms, a good-sized single, and a beautifully finished bathroom complete with a digitally controlled, twin-pumped thermostatic shower.

The house is well-equipped for modern living with a Hive smart heating system, double glazing throughout, and new composite front and back doors. Floors are thoughtfully finished - tiles in the kitchen and bathrooms, laminate in the living areas, and cosy carpet upstairs.

Outside, the property really shines. It sits on a generous corner plot, with a mature west-facing garden that gets the best of the afternoon and evening sun. It is private and peaceful, with established trees and shrubs, a patio perfect for relaxing or entertaining, and a garden shed.

The front garden offers more privacy thanks to a hedge and a small tree, topped off with a lovely climbing rose.

A large tandem garage with power offers huge potential - whether you are dreaming of a home office, studio, or workshop - and there is off-street parking and gated side access, too.

Location-wise, you are within easy walking distance of the University of Nottingham, Boots HQ, and Queen's Medical Centre. Two tram stops are just six minutes away on foot, and Beeston's lively town centre is a short stroll. For commuters, the M1 is under a ten-minute drive away.

This is a rare chance to own a bright, characterful home with space, privacy, and the flexibility to make it your own.

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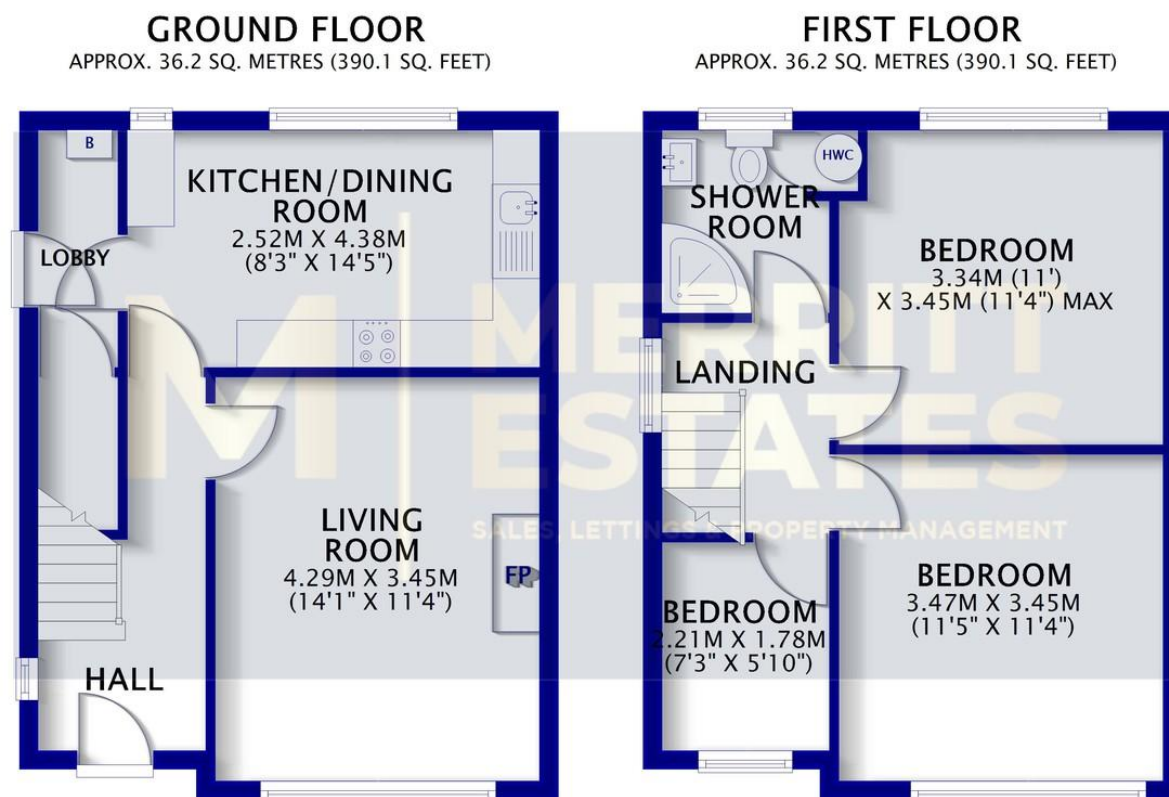
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 72.5 SQ. METRES (780.2 SQ. FEET)

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