



## Two Bedroom Semi-Detached House located in Beeston.

Offers In Region Of  
£240,000

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**MERRITT ESTATES**  
SALES, LETTINGS & PROPERTY MANAGEMENT



# 27 Marton Road Beeston Nottingham NG9 5JY



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This beautifully presented two double bedroom semi-detached home is located on a sought-after residential street within easy reach of Beeston Town Centre. With a wide range of local amenities, excellent transport links, and access to reputable schools, it's an ideal choice for first-time buyers, young professionals, or investors alike.

Upon entering, you're welcomed into a bright entrance hall that leads into a charming lounge featuring a bay window and a feature fireplace, creating a warm and inviting atmosphere. To the rear, a spacious kitchen is finished to a modern standard, with integrated fridge/freezer and dishwasher. Adjoining the kitchen is a light-filled conservatory, providing an additional versatile living space with views over the garden.

The main bathroom is conveniently located on the ground floor with a stylish & contemporary finish. Benefiting from a separate Bath and shower.

Upstairs, the property offers two larger-than-average double bedrooms, both beautifully presented and filled with natural light.

Outside, to the front a small garden and on-street parking, while the rear boasts a well-maintained, south-facing garden.

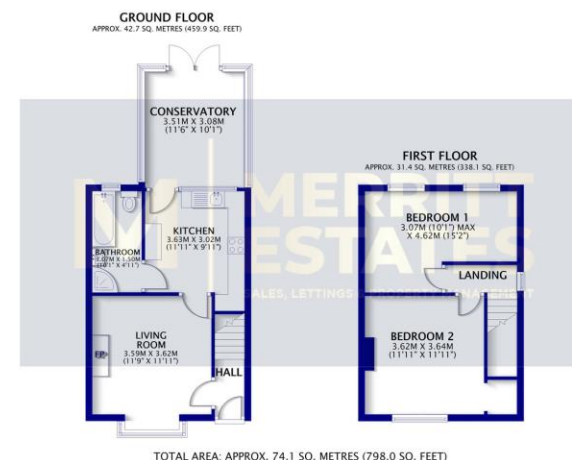
Ready to move straight into, this fantastic home offers space, style, and comfort in a highly desirable location.

These sales particulars have been prepared by Merritt Estates and 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.

## FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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