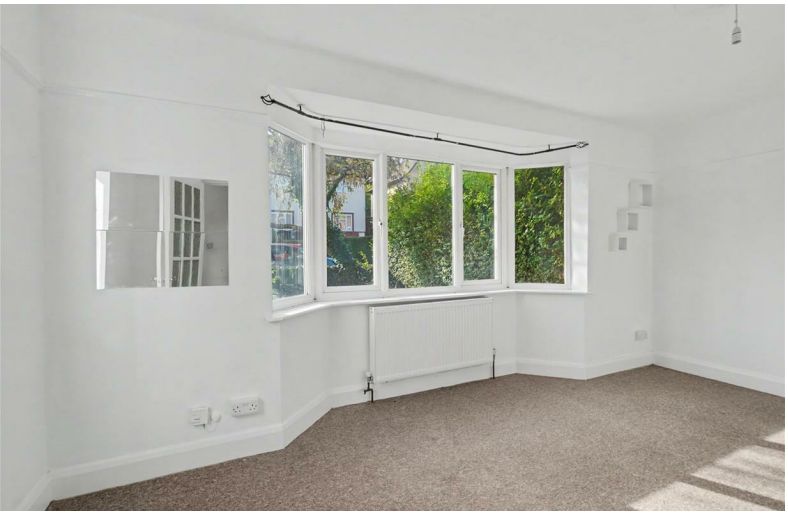
Robert Ellis

look no further...







Anderson Crescent,
Beeston, Nottingham
NG9 2PS

£235,000 Freehold

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A traditionally styled and constructed three-bedroom semi-detached house in a sought-after and central Beeston location.

Benefitting from a modern kitchen and bathroom yet also displaying potential for the incoming purchaser to upgrade and remodel to the their taste and requirements, this great property if offered to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises entrance hall, sitting room, dining room, kitchen, rear hallway, understairs storage/pantry, rising to the first floor is a landing with storage cupboards, three-bedroom and bathroom.

Outside the property has a drive to the front with paving and mature shrubs and to the rear has an enclosed primarily lawned garden with patio.

Occupying an established and popular residential location, within easy reach of the centres of Beeston and Nottingham, well placed for excellent transport links, such as the NET tram and A52 and convenient for QMC and The University of Nottingham.





A panelled wooden entrance door with glazed fan light leads to the entrance hallway.

Entrance Hallway
With stairs off to the first floor landing and radiator.

Sitting Room
16'4" x 12'4" (4.98m x 3.78m)
UPVC double glazed bay window to the front, further UPVC double glazed window to the side and fitted cupboard.

Dining Room
11'4" x 10'9" (3.46m x 3.30m)
UPVC double glazed patio door to the rear garden and radiator.

Kitchen
11'0" x 8'10" (3.37m x 2.71m)
Fitted wall and base units, work-surfacing with splashbacks, single sink and drainer with mixer tap, inset electric hob with air filter above, inset electric oven, further appliance space, two UPVC double glazed windows, wall-mounted Pro boiler and radiator.

Rear Hallway
With door to the lean-to and walk-in understairs pantry cupboard with shelving and window.

Lean-to
With wooden doors to both front and rear and fitted shelving.

First Floor Landing
UPVC double glazed window, loft-hatch and two useful storage cupboards.

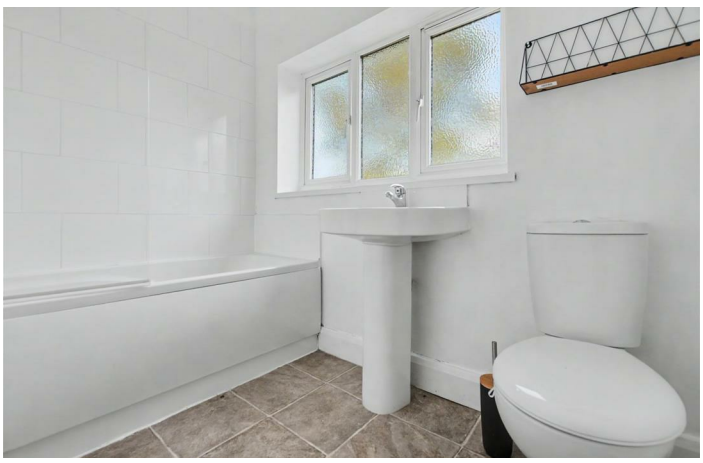
Bedroom One
11'4" x 10'10" (3.47m x 3.32m)
UPVC double glazed window and radiator.

Bedroom Two
13'9" x 9'10" (4.20m x 3m)
UPVC double glazed window, radiator and fitted cupboard.

Bedroom Three
9'3" x 6'1" (2.83m x 1.87m)
UPVC double glazed window and radiator.

Bathroom
With fitments in white comprising WC, pedestal wash-hand basin, bath with Triton shower over, part-tiled walls, UPVC double glazed window, radiator and extractor fan.

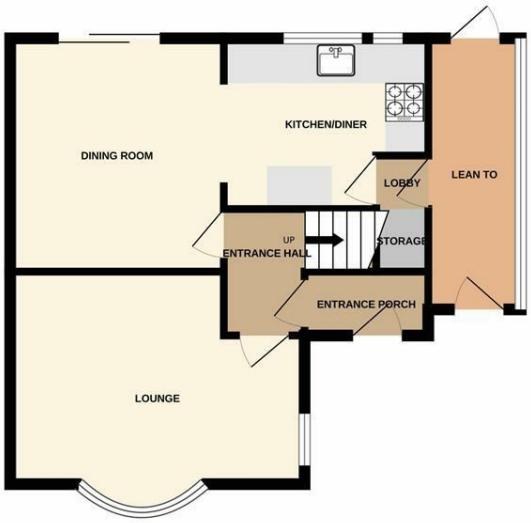
Outside
To the front the property has a drive, further paving and a mature garden with shrubs and trees. To the rear the property has an enclosed and private garden with patio, outside tap, lawn shrubs and trees.



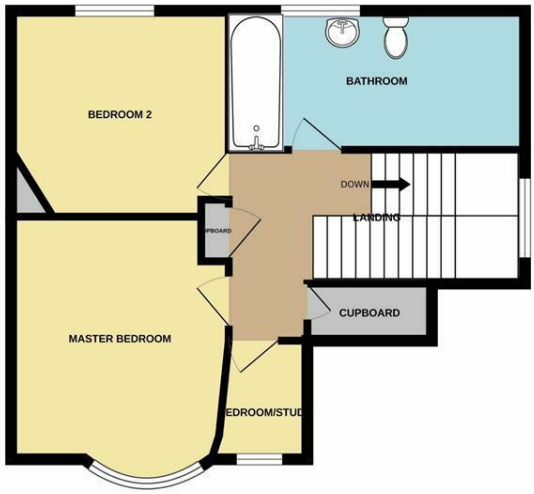


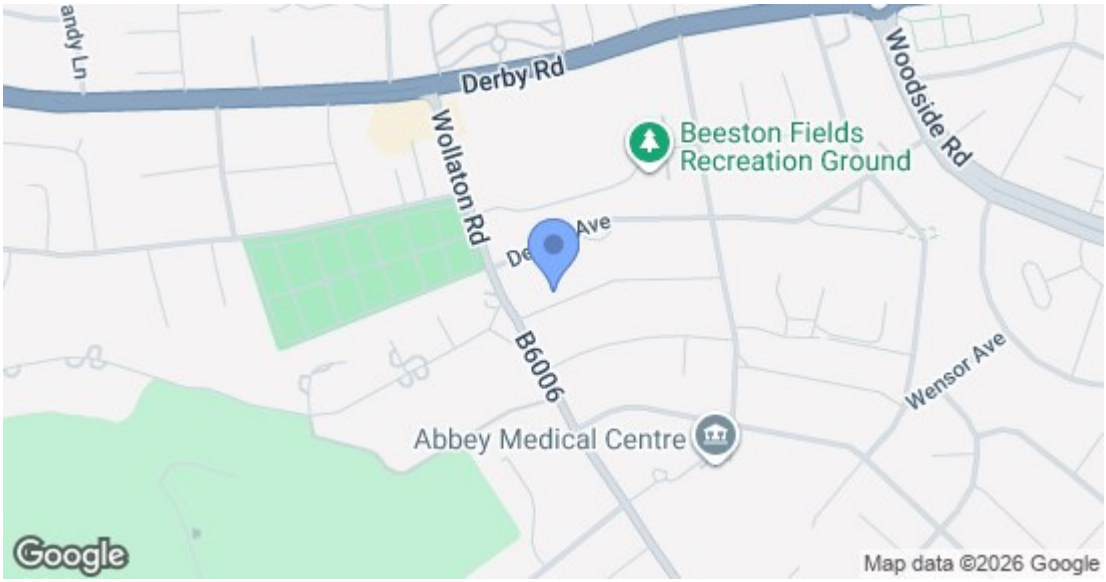
Robert Ellis
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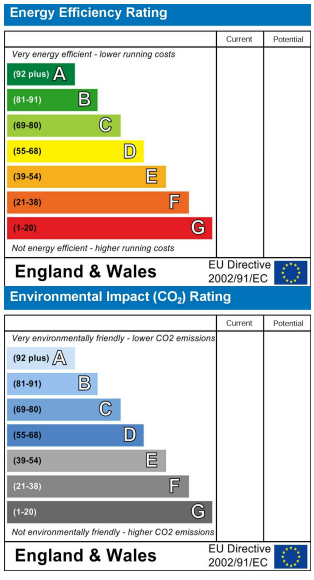
GROUND FLOOR



1ST FLOOR







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.