Robert Ellis

look no further. . .







Ireton Street,
Beeston, Nottingham
NG9 1FD

£370,000 Freehold

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An excellent Victorian three-bedroom semi-detached house.

Having retained much of its original character and charm this generous home offers a fantastic opportunity for the incoming purchaser to upgrade and remodel to their taste and requirements.

In brief the appealing interior comprises entrance hall, dining room, sitting room, kitchen, utility/shower room and WC to the ground floor. Rising to the first floor are three-bedrooms and bathroom.

Outside the property has a mature and well-stocked gardens to both the front and side and a drive providing car standing.

Tucked away at the head of a small and private cul-de-sac yet extremely convenient for a wide range of local communities including excellent transport links, Chilwell High Road and Beeston town centre.

This great property is a rare opportunity that can only be appreciated through viewing.





A recess porch with tiled flooring and feature half-tiled walls shelters the wooden entrance door.

Entrance Hall
Radiator and stairs of the first floor landing.

Dining Room
13'2" x 12'7" (4.02m x 3.85m)
Two UPVC double glazed windows, tiled flooring, fitted cupboard and radiator.

Sitting Room
15'9" x 12'7" (4.82m x 3.85m)
UPVC double glazed bay window with fitted seat, further UPVC double glazed window to the side, radiator and an open fire with tiled fire surround.

Kitchen
14'4" x 9'0" (4.39m x 2.75m)
With a range of fitted wall and base units, work-surfacing with tiled splashback, one-and-a-half bowl sink with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing machine, radiator, three UPVC double glazed windows, wall-mounted Baxi boiler and understairs pantry cupboards with fitted shelving.

Utility/Shower Room
6'7" x 5'6" (2.03m x 1.69m)
Wooden door with colour lead glazing to the exterior, wall-mounted wash-hand basin, shower cubicle, plumbing for a washing machine and extractor fan.

WC
Fitted with a wooden window and WC.

First Floor Landing
With storage cupboard/wardrobe.

Bedroom One
16'6" x 12'5" (5.04m x 3.79m)
Three UPVC double glazed windows, pedestal wash-hand basin with tiled splashback, cast-iron fire place, fitted cupboard and radiator.

Bathroom
10'5" x 6'10" (3.18m x 2.10m)
Fitted with a pedestal wash-hand basin, WC, bath, shower cubicle with mains controlled shower over, part-tiled walls, UPVC double glazed window and radiator.

Bedroom Two
14'4" x 8'11" (4.39m x 2.73m)
UPVC double glazed window and radiator.

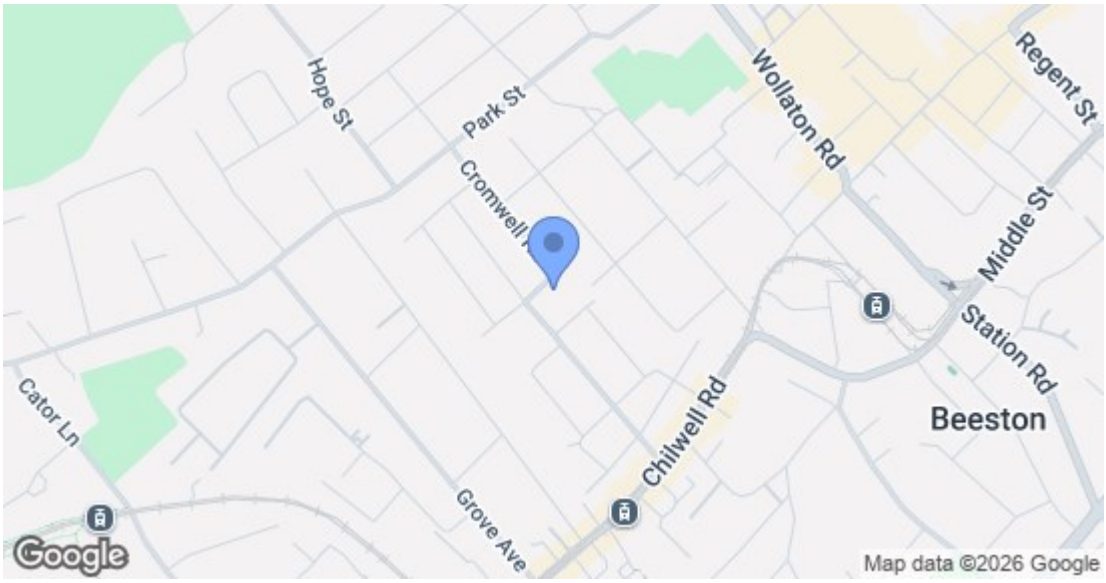
Bedroom Three
10'5" x 5'3" (3.20m x 1.62m)
UPVC double glazed window and radiator.

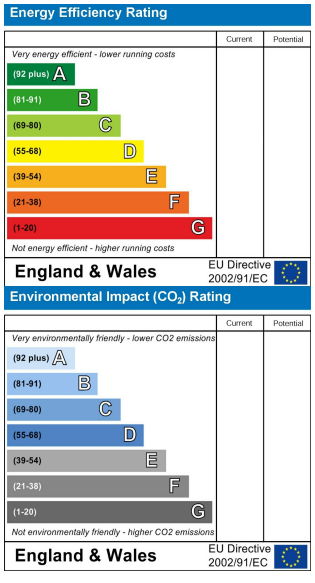
Outside
To the front the property has a parking bay and established front garden with shrubs and tress and path to the front door. To the side and rear the property has further mature garden with a blue-brick path, well stocked beds and borders with shrubs and trees, a gravelled area and a useful and integral brick store.











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.

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