

# HoldenCopley

PREPARE TO BE MOVED

Station Road, Beeston, Nottinghamshire NG9 2AZ

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Offers In The Region Of

Station Road, Beeston, Nottinghamshire NG9 2AZ



## LOCATION, LOCATION, LOCATION...

This beautifully refurbished three-bedroom Edwardian semi-detached house has been thoughtfully upgraded with a new roof, a stylish new bathroom, and fresh plastering and decoration throughout—making it move-in ready for its next owners. Internally, the ground floor boasts an inviting entrance hall, a bright and spacious bay-fronted living room, and a dining room that seamlessly flows into the stylish fitted kitchen. A separate utility room and a ground-floor WC add to the practicality of the home. Upstairs, the first floor offers two generous double bedrooms and a versatile single bedroom or home office, all serviced by a large and modern shower suite. To the front, a driveway provides off-road parking for two cars, while the rear of the property features a generous, well-maintained garden—perfect for relaxing and entertaining. Situated in a sought-after and convenient location, the property is just a short walk from Beeston Train Station, with excellent transport links including nearby tram stops, as well as easy access to local amenities and highly regarded schools. This is an ideal home for buyers looking for a characterful yet modern property in an unbeatable location.

MUST BE VIEWED





- Edwardian Semi-Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Open Plan Fitted Kitchen & Dining Area
- Utility & WC
- Newly-Fitted Shower Suite
- Storage Space
- Large Well-Maintained Garden
- Off-Road Parking
- New Roof & Re-Decorated Throughout





GROUND FLOOR

Entrance Hall

7'0" x 7'0" (max) (2.15m x 2.15m (max))

The entrance hall has hardwood flooring, carpeted stairs, a radiator, wall-mounted coat hooks, and a single door providing access into the accommodation.

Living Room

13'10" x 11'6" (max) (4.24m x 3.53m (max))

The living room has a UPVC double-glazed bay window to the front elevation, an additional UPVC double-glazed window to the side elevation, hardwood flooring, coving to the ceiling, a TV point, an original ornamental open fireplace with a tiled hearth, and a radiator.

Corridor

3'10" x 3'9" (1.19m x 1.16m )

The corridor has hardwood flooring and an in-built under stair cupboard.

Kitchen/Diner

26'4" x 15'10" (max) (8.04m x 4.83m (max))

The dining room has hardwood flooring, a UPVC double-glazed window to the side and rear elevations, a recessed chimney breast alcove with a stove and tiled hearth, and open plan to the kitchen, which has a range fitted handleless base and wall units with wooden worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a range cooker with an overhead extractor hood, space for a fridge freezer, tiled flooring, a wall-mounted Worcester boiler, and two UPVC double-glazed windows to the side elevation.

Rear Hall

3'3" x 2'9" (1.00m x 0.86m )

The rear hall has a single UPVC door providing access to the garden.

Utility Room

6'3" x 5'3" (max) (1.92m x 1.61m (max))

The utility room has a fitted worktop, a Belfast-style sink with a swan neck mixer tap, space and plumbing for a washing machine, space for a tumble-dryer, and a radiator.

W/C

4'1" x 3'0" (1.25m x 0.92m )

This space has a low level dual flush WC, a wall-mounted wash basin, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

8'10" x 5'6" (max) (2.70m x 1.70m (max))

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'11" x 11'10" (max) (3.64m x 3.63m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

12'0" x 8'7" (3.68m x 2.64m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

8'11" x 6'9" (max) (2.72m x 2.06m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Shower Room

13'11" x 8'8" (max) (4.26m x 2.66m (max))

The shower room has a low level dual flush WC, a pedestal wash basin, a wall-mounted mirrored cabinet, a walk-in shower enclosure with an overhead twin rainfall shower, partially tiled walls, vinyl flooring, two chrome heated towel rails, eaves storage cupboards, and two UPVC double-glazed obscure windows to the side elevation.

Eaves Storage

8'8" x 3'5" (2.65m x 1.06m )

OUTSIDE

Front

To the front of the property is a block-paved driveway with courtesy lighting and gated access to the garden.

Rear

The rear of the property features a private enclosed garden, complete with a block-paved patio area, courtesy lighting, a well-maintained lawn, a variety of plants and shrubs, a pebbled section, a garden shed, and secure fence-panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Fireplace has been closed off - The property has Japanese Knotweed and the owners have a treatment plan in place

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

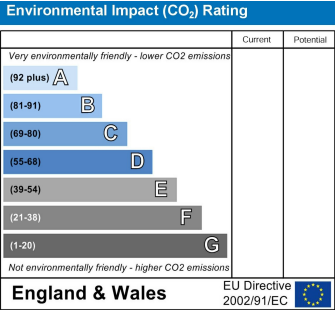
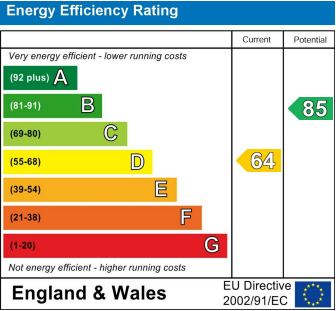
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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