Robert Ellis

*look no further...*







Grange Avenue,
Beeston, Nottingham
NG9 1GJ

**£650,000 Freehold**

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Located in the heart of Beeston, Nottingham, this charming semi-detached Victorian house on Grange Avenue presents an exceptional opportunity for growing families. With no upward chain, this property is ready for you to make it your own without delay.

Boasting spacious reception rooms, this home offers ample space for both relaxation and entertaining. The five well-proportioned bedrooms provide plenty of room for family members or guests, ensuring comfort and privacy for everyone. The single bathroom is conveniently located, catering to the needs of a busy household.

The central location of this property means you will enjoy easy access to local amenities, including shops, schools, and parks, making it an ideal choice for families. The vibrant community of Beeston is known for its friendly atmosphere and excellent transport links, allowing for effortless commutes to Nottingham city centre and beyond.

This Victorian gem combines character with modern living, offering a unique opportunity to own a piece of history in a sought-after area. Whether you are looking to settle down or invest in a promising property, this house on Grange Avenue is not to be missed.





Entrance Hall
Front door, radiator, Minton tiled flooring, stairs to the first floor, large understairs storage cupboard and doors to the kitchen diner, dining room and lounge.

Lounge
15'8" into bay x 12'8" (4.78m into bay x 3.87m )
A carpeted reception room with gas fire with Adam-style mantle and tiled hearth, radiator and bay to the front with two double glazed sash windows

Dining Room
15'1" into bay x 12'7" (4.62m into bay x 3.85m )
A carpeted reception room with electric fire with Adam style mantle, radiator, and bay to the side with double glazed sash window.

Kitchen Diner
21'2" x 11'0" (6.47m x 3.36m )
Fitted with a range of modern wall, base and drawer units, granite work surfaces, sink with drainer and a mixer tap, integrated double electric oven, integrated microwave, inset induction hob with extractor fan over and tiled splashback, integrated dishwasher, space for a fridge freezer, spotlights to ceiling, two radiators, two double glazed slash windows to the side and door to the side,

Utility
6'3" x 5'6" (1.91m x 1.7m )
Tiled flooring, built-in units, plumbing for a washing machine, double glazed window to the rear and door to the WC.

WC
Fitted with a WC, wash-hand basin inset to vanity unity, tiled flooring and splashback, heated towel rail, and double glazed window to the side.

First Floor Landing
With stairs to the second floor and doors to the bathroom and four bedrooms.

Bedroom One
12'7" x 12'7" (3.86m x 3.86m )
A carpeted double bedroom with double glazed slash window to the front, fitted wardrobes and drawers and radiator.

Bedroom Two
12'7" x 12'7" (3.86m x 3.86m )
A carpeted double bedroom with double glazed sash window to the side and radiator.

Bedroom Four
11'0" x 10'11" (3.37m x 3.33m )
A carpeted double bedroom with double glazed sash window to the side and radiator.

Bedroom Five
9'0" x 6'4" (2.75m x 1.95m )
A carpeted bedroom with double glazed sash window to the front and radiator.

Bathroom
Incorporating a three-piece suite comprising walk-in shower, wash-hand basin inset to vanity unit, tiled flooring and part tiles walls, two double glazed sash windows to the side, heated towel rail and built-in cupboard housing the combination boiler.

Second Floor Landing
With a built-in eaves storage space, and door to the third bedroom.

Bedroom Three
20'0" reducing to 14'1" x 19'4" reducing to 15'5" (6.1m reducing to 4.3m x 5.9m reducing to 4.7m )
A carpeted double bedroom with radiator, double glazed sash window to the front and Velux window.

Outside
To the front of the property you will find a paved driveway, a range of stocked beds and mature shrubs, and gated side access leading to the private and enclosed mature rear garden which includes a blocked paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, and three useful storage sheds.







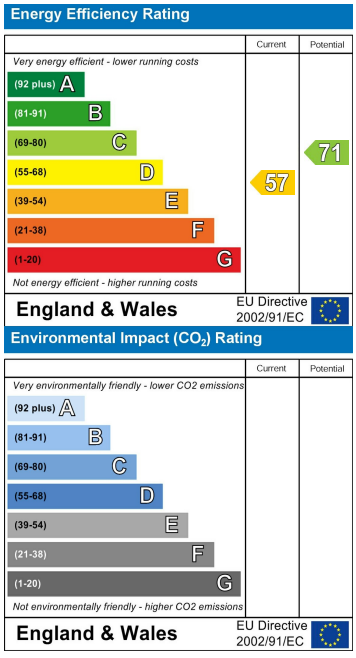













These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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