



Three-bedroom Semi-Detached House located in Beeston.

Asking Price Of
£240,000

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

42 Hall Drive Beeston Nottingham NG9 5BY



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131.4
sq ft

Merritt Estates bring to the market this three-bedroom semi-detached home, having been partially modernised throughout. Offered to the market with vacant possession and no upward chain.

The internal accommodation briefly comprises: an entrance hallway, an open-plan kitchen/diner, lounge and conservatory on the ground floor.

Upstairs, there are two well-proportioned double bedrooms, a further single bedroom, and a family bathroom.

Outside, the property benefits from a front garden with mature shrub borders, off-street parking, and a shared block-paved driveway leading to the garage.

The rear garden offers a paved patio area and a well-maintained lawn surrounded by established trees and shrubs-an ideal space for outdoor entertaining or relaxing.

Boasting a spacious and adaptable layout, the home features a garage, a generous rear garden, and ample potential to reconfigure or extend (subject to the necessary planning permissions).

Ideally located within easy reach of local shops, reputable schools, transport links, and Beeston Town Centre, the property is well-suited to first-time buyers, professionals, and growing families alike.

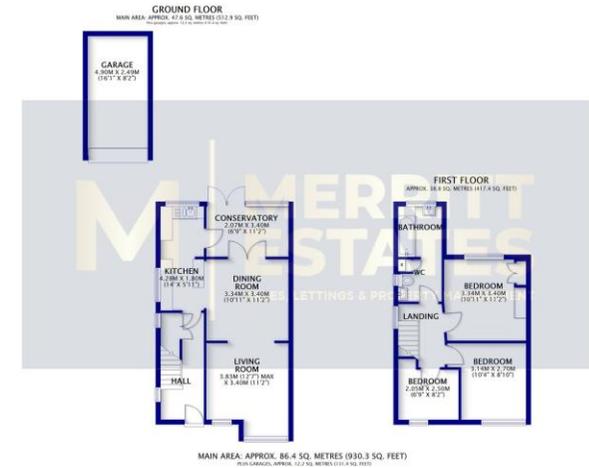
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

We hold independent redress with The Property Ombudsman