

Two-Bedroom Semi-Detached House located in Beeston.

Asking Price of £219,950

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MERRITT ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

8 Barrydale Avenue
Beeston
Nottingham
NG9 1GN

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EPC

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681
sq ft

A well-positioned two-bedroom house, ideally situated within easy walking distance of Beeston town centre and its wide range of shops, cafés, bars, restaurants and amenities.

Offered to the market with immediate vacant possession, this well-located property is likely to appeal to first-time buyers, investors and those looking for a conveniently situated home.

The gas centrally heated and double-glazed accommodation briefly comprises entrance hall, lounge, breakfast kitchen, two bedrooms and shower room/WC, together with a useful ground-floor cloakroom/WC.

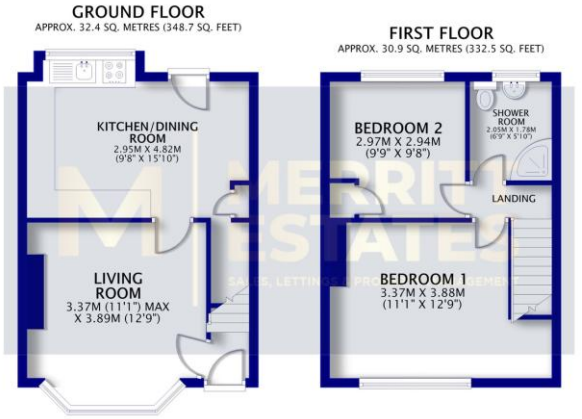
Externally, the property benefits from enclosed gardens, providing useful outdoor space. There is also a garage, although this does not have vehicular access, with pedestrian access available to the side.

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.

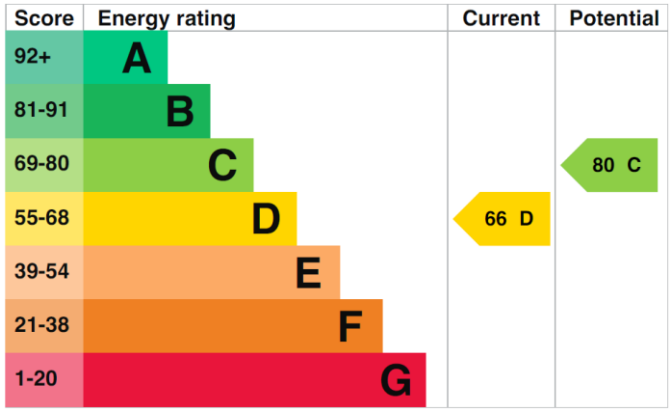
It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

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.

FLOORPLAN



TOTAL AREA: APPROX. 63.3 SQ. METRES (681.3 SQ. FEET)



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