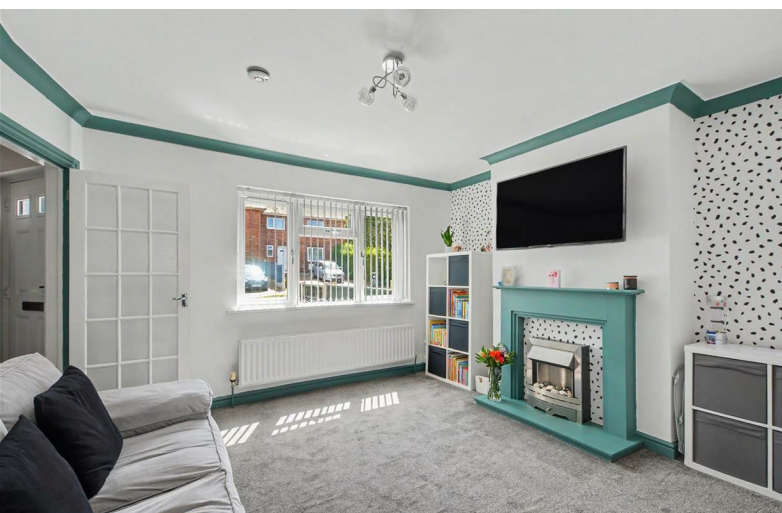
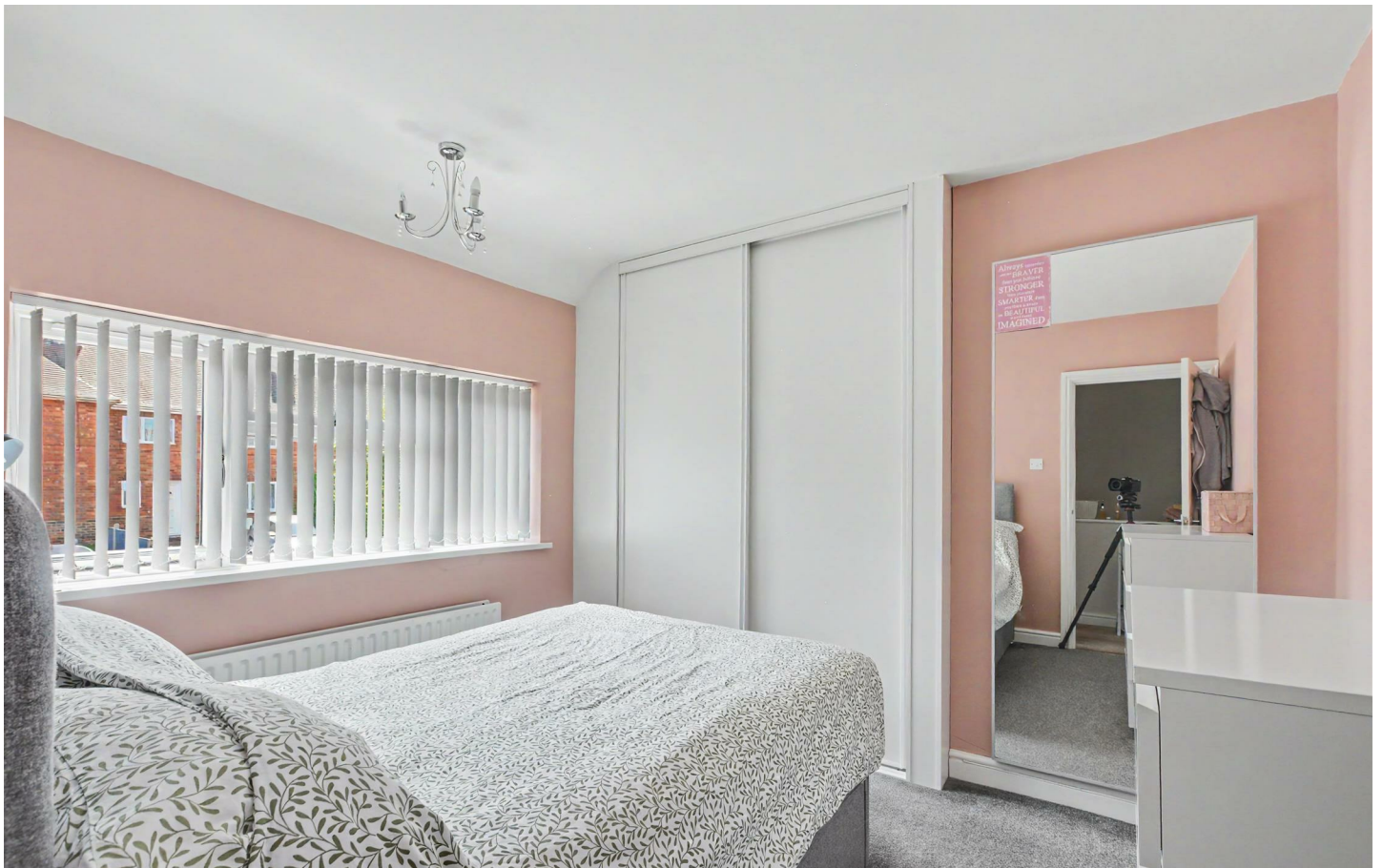




Anderson Crescent,
Beeston, Nottingham
NG9 2PS

£230,000 Freehold

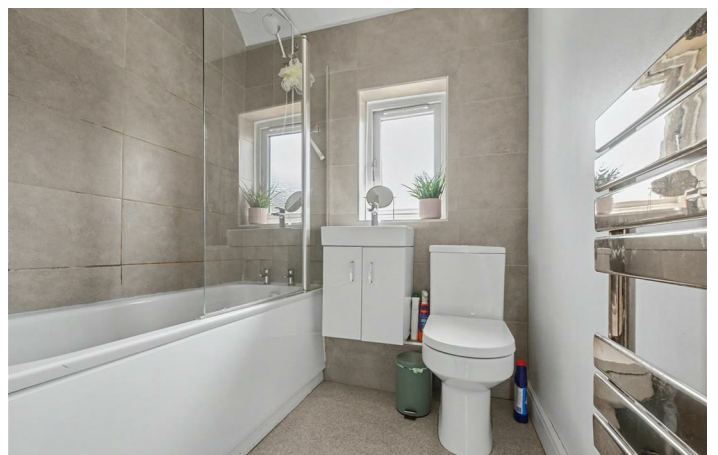


Located on Anderson Crescent, Beeston, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With an spacious reception room, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for families or those seeking a welcoming environment.

The house boasts three bedrooms, each designed to provide a peaceful retreat at the end of the day. Natural light floods through the windows, creating a warm and inviting atmosphere throughout the home. The bathroom is well-appointed, catering to the needs of the household with ease.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The vibrant community of Beeston offers a variety of shops, cafes, and recreational facilities, ensuring that everything you need is just a stone's throw away.

This mid-terrace house presents a wonderful opportunity for those looking to settle in a desirable area of Nottingham. With its charming features and practical layout, it is sure to appeal to a wide range of buyers or renters. Do not miss the chance to make this lovely property your new home.



Entrance Hall

A composite entrance door, tiled flooring, stairs to first floor, radiator and door to the lounge.

Lounge

13'2" x 11'11" (4.02m x 3.64m)

A carpeted reception room with electric fire with Adam-style mantle, UPVC double glazed window to the front, radiator and door to the kitchen diner.

Kitchen Diner

13'1" x 9'6" (4m x 2.9m)

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven with gas hob, aluminium splashback, space for a fridge freezer, tiled flooring, radiator, spotlights, two UPVC double glazed windows to the rear, UPVC double glazed door to the rear and doors to the WC and utility room.

Utility Room

With plumbing for a washing machine, work surface and UPVC double glazed window to the rear.

WC

Fitted with a WC, wash-hand basin inset into vanity unit, tiled flooring and extractor fan.

First Floor Landing

With doors to the bathroom and three bedrooms.

Bedroom One

10'4" x 10'2" (3.16m x 3.1m)

A carpeted double bedroom with fitted wardrobe, UPVC double glazed window to the front and radiator.

Bedroom Two

11'2" x 9'4" (3.42m x 2.85m)

A carpeted double bedroom with built-in storage cupboard, UPVC double glazed window to the rear and radiator.

Bedroom Three

8'2" x 6'9" (2.5m x 2.06m)

A carpeted bedroom with loft hatch, UPVC double glazed window to the rear and radiator.

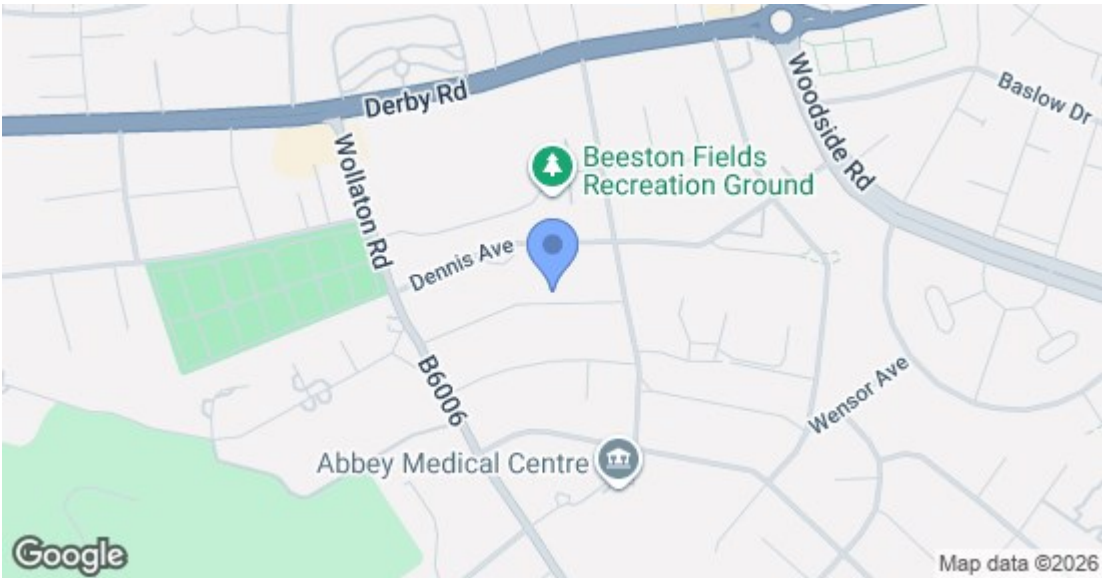
Bathroom

Incorporating a three-piece suite comprising panelled bath with shower over, wash-hand basin inset into vanity unit, WC, tiled walls, heated towel rail, extractor fan, UPVC double glazed window to the front.

Outside

To the front of the property you will find a double driveway providing off-road parking for two vehicles and to the rear you will find a generous private and enclosed garden which includes a decking area overlooking the lawn beyond and stocked borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.