



Three Bedroom Semi-Detached House located in Beeston.

Offers Over
£325,000

Find us on..



M MERRITT ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

160 Central Avenue Beeston Nottingham NG9 2QU

A particularly well maintained and beautifully presented three-bedroom semi-detached home, ideally suited to first-time buyers, growing families or investors alike. Offered to the market with vacant possession and no upward chain, the property provides spacious and practical accommodation throughout, complemented by a generous rear garden and excellent off-road parking facilities.

Benefitting from gas central heating and double glazing throughout, the accommodation briefly comprises an inviting entrance hall leading into a comfortable and well-proportioned lounge, perfect for relaxing or entertaining. The breakfast kitchen offers ample workspace and dining space, creating a sociable heart to the home, whilst a large walk-in pantry provides additional storage. A useful rear lobby provides further practicality and access to the downstairs cloakroom/W.C.

To the first floor are three well-sized bedrooms together with a family bathroom fitted with a shower over the bath and W.C.

Externally, the property enjoys car standing to the front alongside a useful car port, whilst to the rear is a large, enclosed garden offering an excellent outdoor space for families, entertaining or gardening enthusiasts.

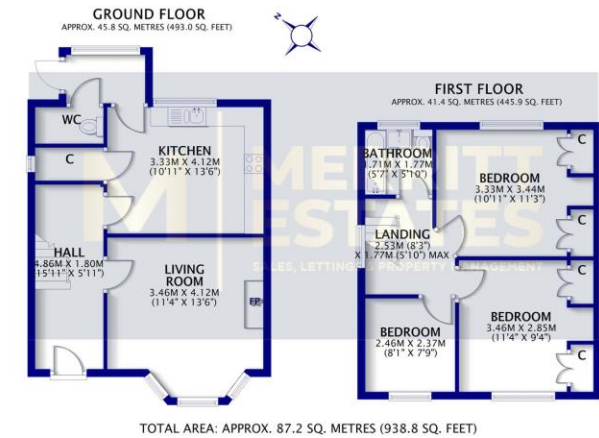
This attractive property represents a fantastic opportunity, provides easy access to the QMC and Nottingham University and is offered to the market with no chain. Early internal viewings are highly recommended to fully appreciate the accommodation on offer.

CONTACT

**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

**E info@merrittestates.com
T 01156463924**

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.



3



1



1



C



EPC

D



939
sq ft