



Queens Road West,  
Beeston, Nottingham  
NG9 1GT

**£275,000 Freehold**



A well-presented traditionally styled two-bedroom semi-detached house.

Offering ready to move into accommodation within modern fixtures and fittings throughout, and the benefit of a large open plan kitchen diner to the rear with bi-fold doors to the garden, this great house will appeal to a variety of potential purchasers.

In brief the contemporary interior comprises entrance porch, entrance hallway, sitting room, kitchen diner and utility/rear porch. Rising to the first floor are two good sized bedrooms and a bathroom.

Outside the property has a drive to the front providing car standing and to the rear there is an enclosed primarily lawned garden with mature beds and borders and two useful sheds.

Occupying a sought-after and central Beeston well placed for easy access to the town centre and train station, Attenborough Nature Reserve and a wide variety of other facilities, this excellent property is well worthy of viewing.



### Entrance Porch

UPVC double glazed entrance door, UPVC double glazed windows and second UPVC double glazed door leading to the hallway.

### Entrance Hall

Radiator, stairs off to the first floor landing and understairs recess.

### Kitchen Diner

18'11" x 11'3" maximum overall measurements (5.77m x 3.45m maximum overall measurements )

With a range of modern fitted wall and base units, work surfacing, single sink and drainer unit with mixer tap, inset gas hob with air filter above and electric oven below, integrated dishwasher, fridge and freezer, UPVC double glazed bi-fold doors to the rear garden, UPVC double glazed window to the side and radiator.

### Rear Porch/Utility Area

6'10" x 4'0" (2.10m x 1.23m )

UPVC double glazed patio door to the rear garden, plumbing for a washing machine, and wall-mounted Worcester boiler.

### Sitting Room

14'4" x 12'2" (4.37m x 3.73m )

UPVC double glazed bay window to the front, radiator and solid fuel burner mounted upon a tiled hearth with inset timber mantle.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

19'1" x 12'0" maximum overall measurements (5.82m x 3.66m maximum overall measurements )

Two UPVC double glazed windows, radiator and fitted wardrobes.

### Bedroom Two

12'11" x 10'0" (3.95m x 3.06m )

UPVC double glazed window, radiator and fitted wardrobe.

### Bathroom

Fitted with a three-piece suite comprising WC, wash-hand basin inset to vanity unit, P-shaped bath with shower off the taps, fully tiled walls, radiator, UPVC double glazed window and extractor fan.

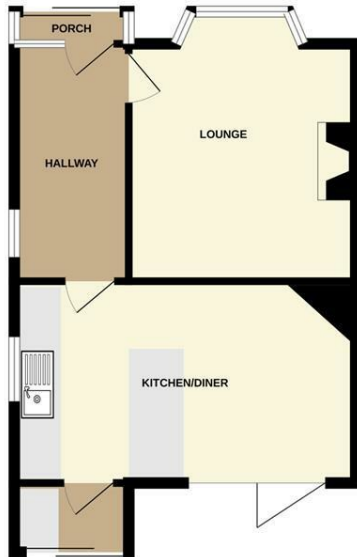
### Outside

To the front the property has a drive providing car standing and an established garden with mature shrubs and hedges boundaries, a path along the side of the property with outside tap leads to the gated rear garden. To the rear the property has a patio, garden shed/workshop with light and power and a primarily lawned garden with mature shrubs and trees and a timber shed.

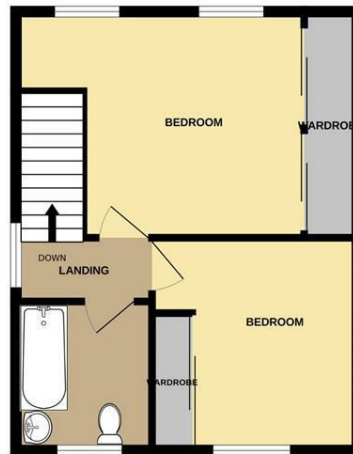




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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