Robert Ellis

look no further...

Denison Street,
Beeston, Nottingham
NG9 1AX

£450,000 Freehold

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Positioned on Denison Street, this delightful Victorian semi-detached house full of original character and charm presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The layout of the property is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

For those with vehicles, the property includes parking, adding to the convenience of living in this desirable location. The Street is known for its friendly community and accessibility to local amenities, including shops, schools, restaurants, coffee shops and transport links, making it an ideal choice for anyone looking to settle in a vibrant neighbourhood.

Whether you are young professionals, a growing family or anyone looking to relocate to this popular and convenient location, this property is sure to impress with its blend of comfort and practicality. Do not miss the chance to make this lovely house your new home.

Entrance Hall
Entrance door through to a welcoming entrance hall, with hard wood flooring and radiator.

Living Room
14'7" x 12'5" (4.47m x 3.79m)
Reception room, with exposed and varnished floorboards, radiator, shelving units in the alcoves of the chimney breast, cast iron fireplace and sash windows with fitted shutters to the front aspect.

Dining Room
13'7" x 13'1" (4.16m x 4.00m)
Reception room, with exposed and varnished floorboard, radiator, cast iron fireplace, fitted storage cupboard and two sash windows to the side and rear aspect.

Kitchen
12'11" x 9'0" (3.96m x 2.75m)
A range of wall and base units with work surfacing over and tiled splashbacks, Belfast sink with mixer tap, inset five ring gas hob with extractor fan above and integrated electric oven and dishwasher. Space and fittings for freestanding appliances to include fridge freezer and washing machine. Access to the cellar.

Cellar
A carpeted, soundproof room, with two radiators and fitted seating units.

First Floor Landing
Exposed and varnished flooring, with radiator and built in storage cupboard.

Bedroom One
14'9" x 12'1" (4.5m x 3.7m)
Double bedroom with Varnished and exposed floorboards, two radiators, cast iron fireplace, fitted storage cupboard and two sash windows to the front aspect.

Bedroom Two
13'1" x 10'2" (4.0m x 3.1m)
Double bedroom, with carpeted flooring, radiator, cast iron fireplace and sash window to the rear aspect.

Bathroom
A four piece suite comprising low flush WC, pedestal wash hand basin, freestanding cast iron bath and walk in mains powered shower, part tiled walls, heated towel rail and extractor fan.

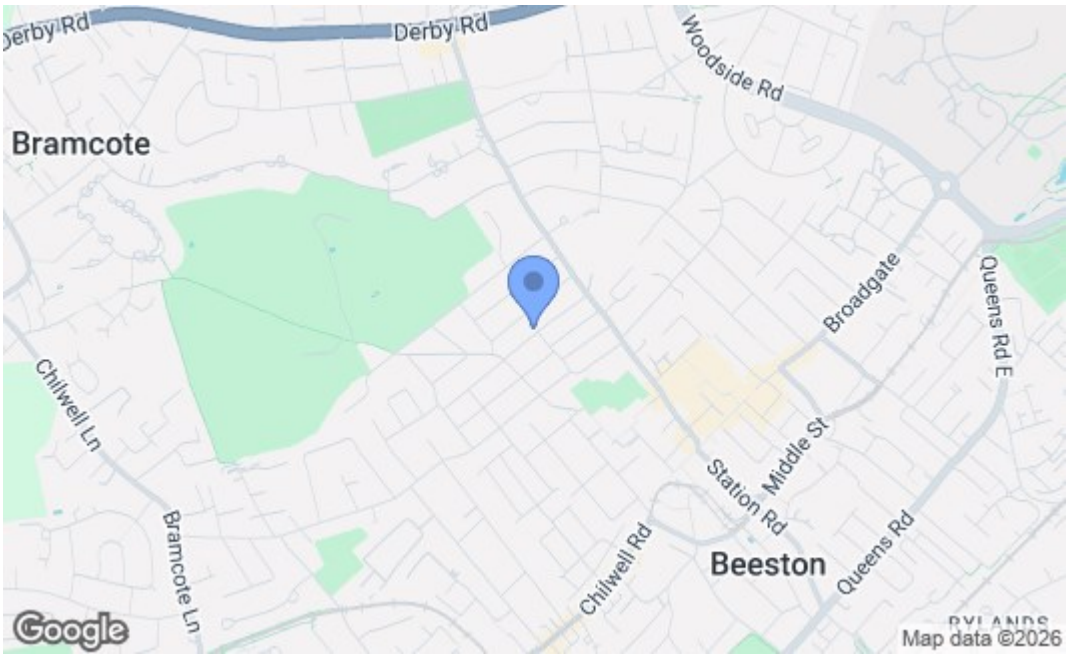
Second Floor

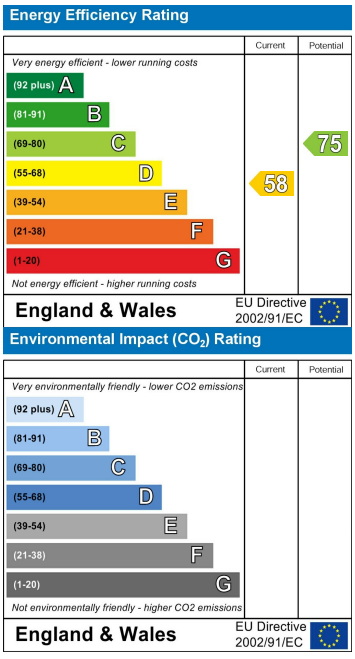
Bedroom Three
18'4" x 16'8" (5.6m x 5.1m)
Double bedroom, with varnished and exposed floorboards, exposed beams, radiator, window to the side aspect and two velux windows.

Outside
To the front of the property is a driveway with ample off street parking for one car standing, a paved footpath to the front door and hedge providing privacy to the from room. The enclosed rear garden is has two private seating areas, mature shrubs, flower beds and two brick built storage units.

Garage
17'10" x 8'2" (5.45m x 2.50m)
Currently set up as a home gym, with lights and power points.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No





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.

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