



## Two Bedroom Town House located in Beeston.

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£230,000

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# 53 School Lane Beeston Nottingham NG9 5EH

A delightful two-bedroom mid terrace house, thoughtfully designed and well-proportioned, complete with a garage, off-street parking, and ready for immediate move-in. Conveniently located close to local shops, schools, and transport links, this property represents a rare find.

Positioned on School Lane in the heart of Chilwell, this charming residence offers a comfortable and inviting living space, ideal for couples, small families, or anyone seeking a peaceful home. The property boasts two generously sized bedrooms, creating a flexible layout to suit modern living.

Inside, you are greeted by a welcoming reception room, offering a cosy and relaxing environment for both everyday living and entertaining guests. The home has been designed with practicality in mind, making excellent use of its space throughout.

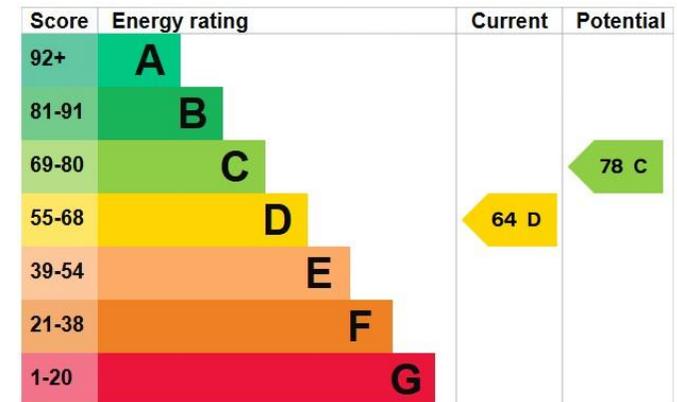
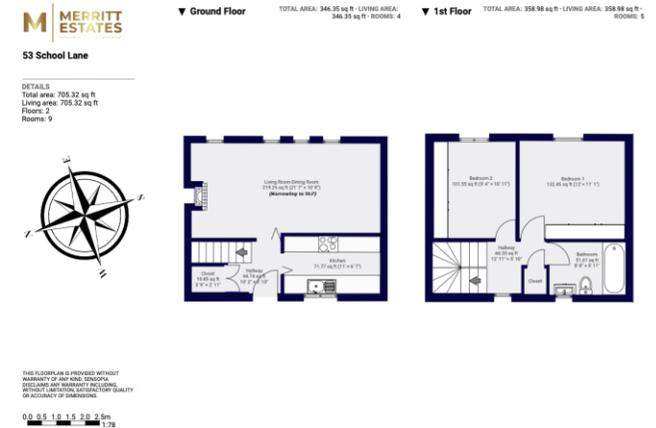
The accommodation includes a well-appointed bathroom, designed for both comfort and convenience, while the bedrooms are bright and filled with natural light, enhancing the sense of space and warmth.

Set within the sought-after Chilwell area, residents enjoy easy access to a variety of amenities, from local shops and schools to parks and recreational spaces. Excellent transport connections make commuting to surrounding towns and cities straightforward, adding to the appeal of this location.

This School Lane mid-terrace property presents a fantastic opportunity to secure a charming home in a friendly and vibrant community. With its inviting features and functional layout, it is sure to attract a wide range of buyers. Early viewing is highly recommended to fully appreciate what this home has to offer.

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



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692  
sq ft