



Sidney Road,  
Beeston, Nottingham  
NG9 1AN

**£320,000 Freehold**



This delightful semi-detached house 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 that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout.

For those with vehicles, the property includes parking for one vehicle, adding to the convenience of daily life. The location is ideal, with easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a vibrant community.

This semi-detached house on Sidney Road is not just a place to live; it is a place to call home. With its blend of comfort, practicality, and a prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to view this lovely property and envision your future in this wonderful Beeston neighbourhood.



## Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor and door to the lounge.

## Lounge

13'6" x 13'1" (4.14m x 4m )

Laminate flooring, UPVC double glazed window to the front, radiator, understairs storage cupboard, and door to the kitchen diner.

## Kitchen Diner

16'7" x 8'11" (5.06m x 2.73m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer with mixer tap, integrated electric oven with electric hob and air filter over, integrated washing machine, plumbing for a dishwasher, space for a fridge freezer, tiled flooring, spotlights to ceiling, radiator, and UPVC double glazed door and window to the rear.

## First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three bedrooms.

## Bedroom One

12'0" x 8'10" (3.66m x 2.7m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

## Bedroom Two

10'2" x 9'10" (3.12m x 3m )

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

## Bedroom Three

8'11" x 7'5" (2.72m x 2.28m )

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

## Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled flooring and walls, heated towel rail, UPVC double glazed window to the side and extractor fan.

## Outside

To the front of the property you will find a concrete



driveway and gated side access leading to the enclosed rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fence boundaries.

## 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

## Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



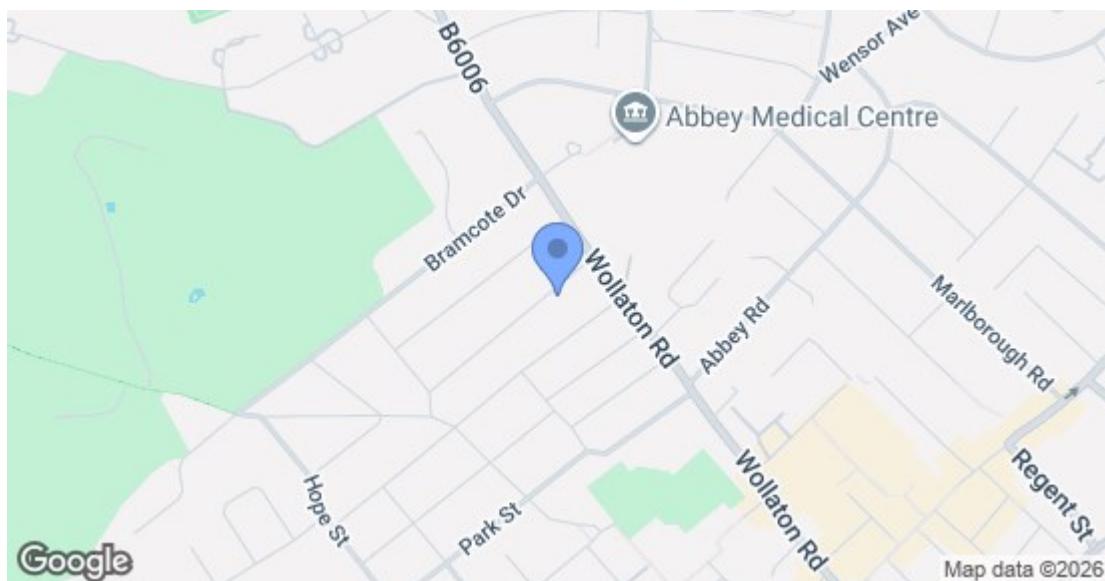
GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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	79
(81-91)	B	64
(69-80)	C	
(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 <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		
England & Wales	EU Directive 2002/91/EC	

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