



Valley Road, Beeston, NG9 4GP
£220,000 Freehold


MARTIN&CO

Valley Road, Beeston

3 Bedrooms, 1 Bathroom

£220,000

- Three Bedroom Mid-Terrace
- Excellent Location - Close To Tram & Bus Networks
- Off Road Parking
- Lounge/Diner With Sliding Patio Door
- Spacious Throughout
- Three Good Sized Bedrooms
- Freehold

Situated in a popular and sought after location just a few minutes walk for the NET Tram Stop this spacious three bedroom mid terrace suits a wide range of buyers. Briefly comprising of a large hallway, lounge/diner with sliding patio door to the rear garden, fitted kitchen and storage/utility room to the ground floor the first floor has a generously sized dual aspect master bedroom, a second double bedroom and a good sized single alongside a bathroom with separate w.c. Externally, the property has an enclosed rear garden and off road parking for two vehicles is available to the front.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY Accessed via an external uPVC door with opaque window, wood effect laminate flooring, stairs rising to the first floor and opening out into an inner lobby area with wall mounted radiator and two ceiling lights. There is also internal access to the storage/utility room.

LOUNGE/DINER 19' 5" x 10' 8" (5.92m x 3.25m) With wood effect laminate flooring, uPVC double glazed window to the front elevation and sliding patio door to the rear garden, gas fire and surround, wall mounted radiator and ceiling light.

KITCHEN 12' 4" x 8' 1" (3.76m x 2.46m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor over, washing machine plumbing, Worcester Bosch boiler, ceramic tiled flooring, under stairs storage, wall mounted radiator, uPVC double glazed window to the rear elevation and door to the rear garden and two ceiling lights.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 19' 5" x 9' 1" (5.92m x 2.77m) With a fitted carpet, dual aspect uPVC double glazed windows to the front and rear elevations, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 8" x 9' 7" (3.25m x 2.92m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 9' 1" x 7' 9" (2.77m x 2.36m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with electric shower over, pedestal wash hand basin, vinyl floor covering, opaque uPVC double glazed window to the rear, wall mounted radiator, part wall tiling and ceiling light. There is a separate w.c. with low flush w.c., vinyl floor covering, opaque uPVC double glazed

window to the rear and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden which is mainly laid to lawn with a patio area, mature trees and a fenced boundary. To the front is off road parking for two cars and a fenced boundary.







GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

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.

Made with Metropix ©2023

Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

