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**Viewing Arrangements:** once you are interested in purchasing this property please call at our office to make your formal offer and register your interest. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## Wesley Street, Beeston

Lota Properties is delighted to present to the market, this newly renovated, three bedroom semi detached home. The accommodation briefly comprises of an entrance porch that leads into the hallway with a staircase rising to the first-floor. On the ground floor, there is also a separate lounge and a kitchen/diner with access to the rear garden. To the first floor, you will find three bedrooms and a house bathroom. The property benefits from double glazing and gas central heating. The property is ideally located close to amenities and public transport links. The tenure of the property is freehold. Please call us to arrange a viewing, to appreciate the accommodation on offer.



## FOR SALE

Well Presented Semi Detached Property  
Three Bedrooms  
Gas Central Heating  
Double Glazing

On street parking  
Front And Rear Gardens  
Freehold  
Council Tax Band A

EPC Rating: TBC

**Offers In Excess Of £190,000**



**KITCHEN/DINER**

**16' 4" x 11' 3" (4.98m x 3.43m)** Fitted base and wall units, tiled splashbacks, fitted oven, ceramic hob, sink and drainer unit, built in extractor hood, laminated flooring, double glazed windows, central heating radiator and access to rear garden.



**LOUNGE**

**13' 9" x 13' 3" (4.20m x 4.04m)** Laminate flooring, double glazed window and central heating radiator.



**BEDROOM ONE**

**12' 4" x 10' 5" (3.77m x 3.20m)** Fitted carpet, double glazed window and central heating radiator.



**BEDROOM TWO**

**10' 5" x 10' 0" (3.18m x 3.05m)** Fitted carpet, double glazed window and central heating radiator.



**BATHROOM**

**6' 2" x 5' 7" (1.88m x 1.71m)** Cladded walls, W.C., wash basin, fitted bath, chrome towel radiator, vinyl flooring and frosted double glazed window.



**BEDROOM THREE**

**7' 11" x 5' 9" (2.42m x 1.76m)** Fitted carpet, double glazed window and central heating radiator.