

HARTLEYS &

TIM CATHERALL *homes*

103a High Road, Beeston, Nottingham. NG9 2LH

T: 0115 943 1166 M: 07590 982992 E: tim@timcatherall.co.uk



69 Trent Road, Beeston Rylands, Nottingham, NG9 1LJ



- ✓ Tasteful terrace home
- ✓ 2 bedrooms
- ✓ Dining kitchen
- ✓ Modern bathroom
- ✓ Gas central heating
- ✓ UPVC double glazing
- ✓ Quality accommodation
- ✓ Landscaped garden
- ✓ Large decked patio

Offers are invited over £145,000 for this home

This is a well presented traditional terrace home, in a popular location. The accommodation and presentation is impressive throughout. Located close to Beeston canal as well as the local train station.

Hartleys & Tim Catherall Homes are pleased to offer for sale this desirable home, which must be viewed. The accommodation comprises entrance hall, lounge with open fireplace, L shaped dining kitchen, pantry and downstairs toilet. To the first floor, there are two bedrooms and bathroom, which has a white three piece suite.

In addition, this home has gas central heating with a modern boiler. There is also UPVC double glazing. Outside, there is an established rear lawned garden, with a large wooden decked patio, which is ideal for socialising and entertainment.

This property is an excellent choice for professional purchasers, first time buyers as well as investors, looking for a traditional home, which offers convenient access to all facilities around Beeston.

Good public transport links with regular bus services to Nottingham University, QMC hospital and Nottingham City Centre. Beeston train station and new local tram network close by as well Beeston town centre, local schools and Central College. Easy commuter access to the A52 and M1.

To view, please call **0115 943 1166** or **07590 982 992** or email tim@timcatherall.co.uk to arrange a time to see this home

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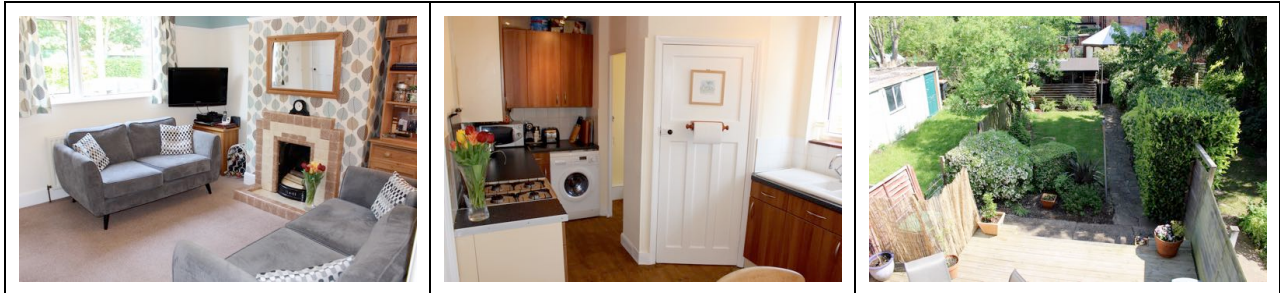
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Key feature photographs of this home



The accommodation of this home comprises =

Entrance hall =

UPVC double glazed front door opens into the entrance hall, where there are stairs rising to the first floor accommodation. Radiator. There is a panelled door offering access into the lounge.

Lounge = 12'1" X 12'0" = 3.68m X 3.66m



UPVC double glazed window to the front aspect. Traditional fireplace with hearth, open fire and grate. TV aerial and telephone points. Radiator. Coordinating decoration and picture rail. There is a panelled door leading through into the dining kitchen.

Dining kitchen = 15'5" max X 9'2" max = 4.70m max X 2.79m max



UPVC double glazed window and UPVC double glazed back door to the rear aspect, leading out onto a large wooden decked patio. Stripped polished wood flooring.

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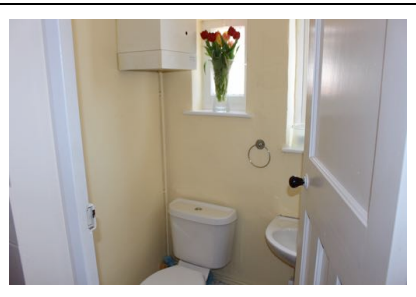
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There are kitchen cabinets with wall tiling and complementary worktops. There is an inset white porcelain one and a quarter bowl steel sink and drainer unit, with a chrome mixer tap. Range of spaces for kitchen appliances for a cooker, fridge, freezer and washing machine. Dining area. Radiator. Useful under stairs storage cupboard. Pantry. Access to the downstairs toilet. Stripped polished wood flooring.

Downstairs toilet =

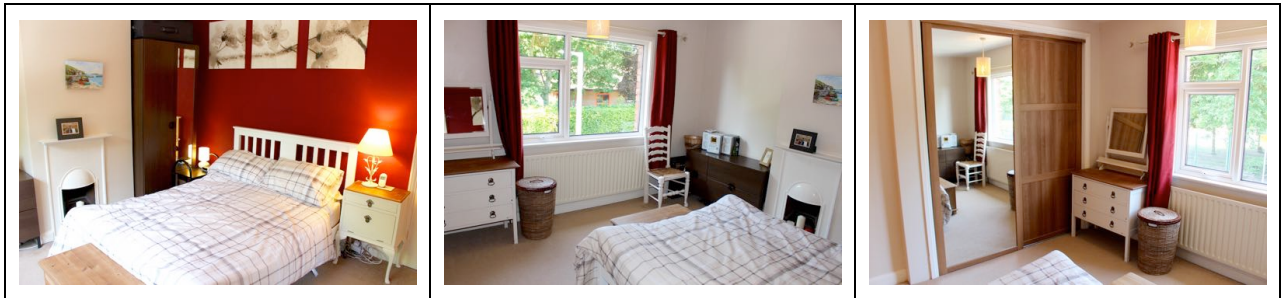


UPVC double glazed window and additional window to the rear aspect. Toilet and wash hand basin. Wall mounted combination boiler.

Landing =

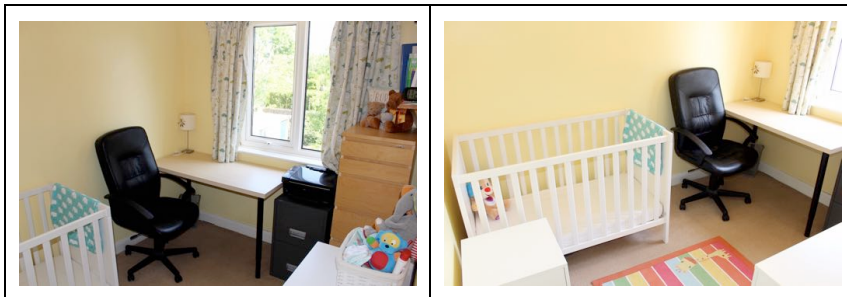
Loft hatch access. There are panelled doors to the bedrooms and bathroom.

Bedroom 1 = 12'1" X 12'0" = 3.68m X 3.66m



UPVC double glazed window to the front aspect. Radiator. Large built in wardrobe facility, positioned over the stairs. Display fireplace. Feature decorated wall.

Bedroom 2 = 9'3" X 7'3" = 2.82m X 2.21m



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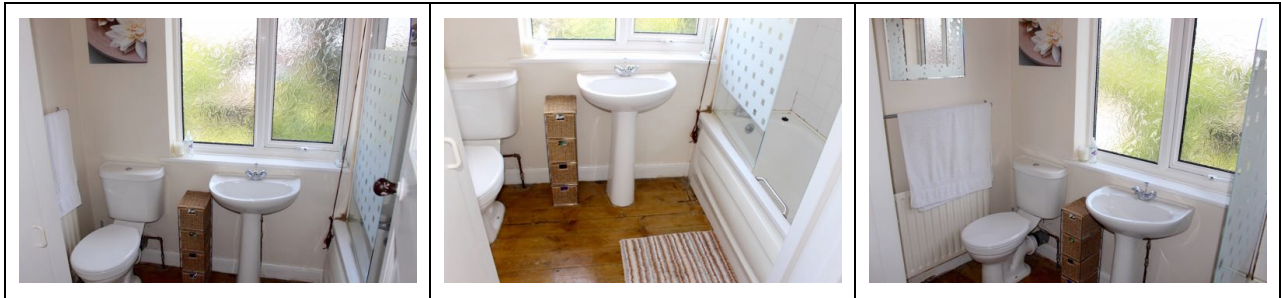
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UPVC double glazed window to the rear aspect. Radiator.

Bathroom = 7'10" X 6'4" = 2.38m X 1.93m



UPVC double glazed window to the rear aspect. The bathroom has a white three piece suite. Panelled bath, which has a fitted shower positioned over, pedestal wash hand basin and toilet. Complementary wall tiling. Radiator. Stripped polished wood flooring. Storage cupboard.

Outside =



This home has a walled low maintenance front garden, with plants and shrubs. There is a rear lawned garden, with further plants and shrubs. East facing aspect. A large wood decked patio, ideal for relaxing and socialising. Garden shed.

Location =



Trent Road is located within easy access to the centre of Beeston, as well as having good public transport links and selection of bicycle pathways.

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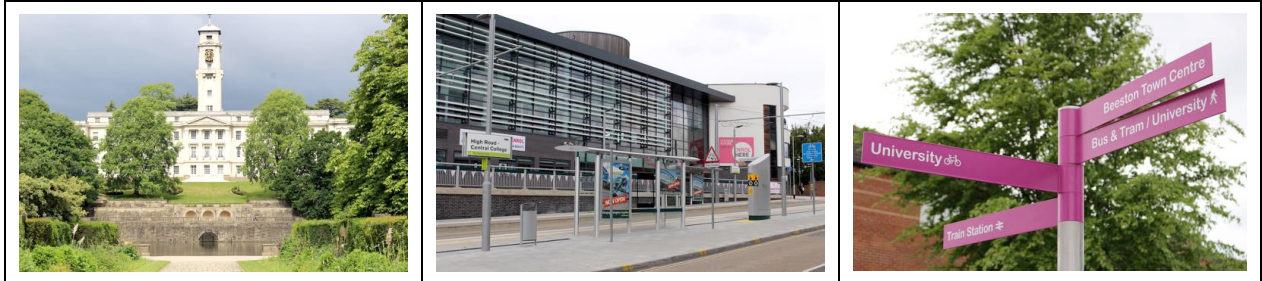
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Location =



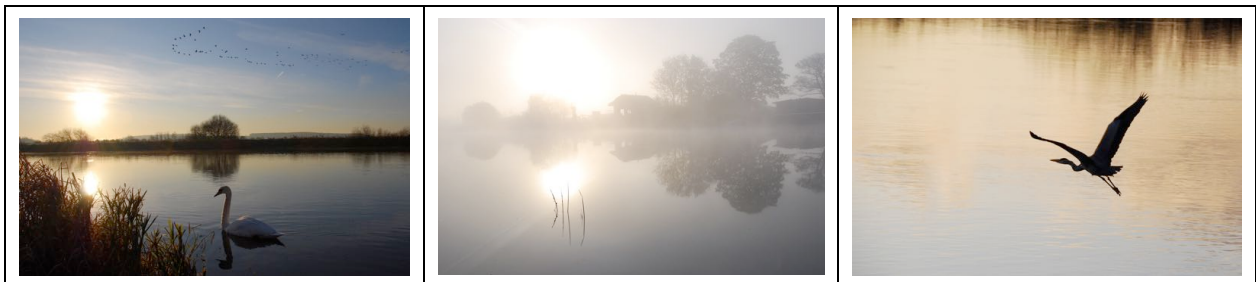
This home is also close to other facilities around Beeston, to include Nottingham University, Central College and central facilities around Beeston town centre.

Location =



Beeston canal is close by, ideal for exercising and cycling.

Location =



Beeston Marina and Attenborough Nature Reserve are within easy walking distance.

Council tax =

The current council tax band is band **A** with Broxtowe Borough Council.

Viewing appointment request = please call or email

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Do you have a home to sell? = please call or email

HARTLEYS & TIM CATHERALL *homes* will welcome the opportunity of selling your home. We offer a very attractive, cost effective and competitive selling fee commission options.

Why pay any more ?

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Do you have a home to let? = please call or email

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Energy performance = completed = October 2013

Energy Efficiency Rating **Current = 58 (D rating) Potential = 86 (B Rating)**

Environmental Impact Rating **Current = 52 (E rating) Potential = 85 (B Rating)**

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