



170 Trent Road
Beeston, Nottingham, Nottinghamshire, NG9 1LQ

£250,000

2 Bedroom Terraced House

- Freehold
- 2 Double Bed Mid Terraced
- Attic Room/Bedroom/Office
- Breakfast Kitchen
- Driveway
- Enclosed Rear Garden
- Well Presented Throughout
- Within Easy Walking Distance of Beeston Canal and Train Station
- No Onward Chain
- Ideal Opportunity for First Time Buyers and Young Professionals
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 170 Trent Road, Beeston, Nottingham, Nottinghamshire, NG9 1LQ](#)



Overview

Offered to the market with no onward chain, this well-presented two double bedroom mid-terraced home is situated in the highly sought-after area of Beeston Rylands, making it an ideal purchase for first-time buyers, professionals, or investors.

The accommodation begins with a welcoming entrance hall with stairs rising to the first floor and access to the comfortable lounge, featuring an attractive fireplace and a front-facing window that fills the room with natural light.

To the rear of the property is a spacious breakfast kitchen, fitted with a range of white shaker-style wall and base units, and a useful pantry providing additional storage. Windows and a rear door overlook and provide access to the enclosed garden.



Upstairs, the landing provides access to two generous double bedrooms. The principal bedroom, positioned at the front of the property, benefits from built-in wardrobes, while the second double bedroom enjoys pleasant views over the rear garden. The family bathroom is fitted with a modern white suite comprising a vanity wash hand basin, WC, and a bath with shower over.

A pull-down loft ladder leads to the boarded attic room, which could be used as a home office and benefits from power, lighting, and a skylight, offering a versatile additional space.

Externally, the property has a driveway to the front providing off-road parking. The enclosed rear garden is mainly laid to lawn with a patio seating area, mature shrubs, and established planting, creating an attractive outdoor space for relaxing and entertaining.

Early viewing is highly recommended to appreciate the space, presentation, and excellent location this home has to offer.



Situated in Beeston Rylands, you will enjoy the benefits of a vibrant community with a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Nottingham city centre, making it an ideal location for commuters.



The property is perfectly situated within 5 mins walk of Beeston Railway station giving access to regular services to Derby, Nottingham & London St Pancras and beyond. There is a regular Skylink bus service 5 mins away with direct access to East Midlands Airport 24hrs a day. 3 junctions (24 - 26) of the M1 are within easy reach making this property ideal for all sorts of work and pleasure travel options. To the south of the property within a 10min walk there is access to cycling and walking trails along the Trent and Soar valleys and the Beeston Canal. The beautiful and acclaimed Attenborough nature reserve is easily reached too making this property a real fusion of urban and countryside living a few minutes in either direction. Situated in a popular and well established part of Beeston, well placed for a wide range of everyday amenities and excellent transport links. Beeston town centre is the largest centre in Broxtowe Borough and offers a diverse mix of independent shops, high street stores, cafés, pubs, restaurants and regular markets, making it a particularly convenient and well served place to live.



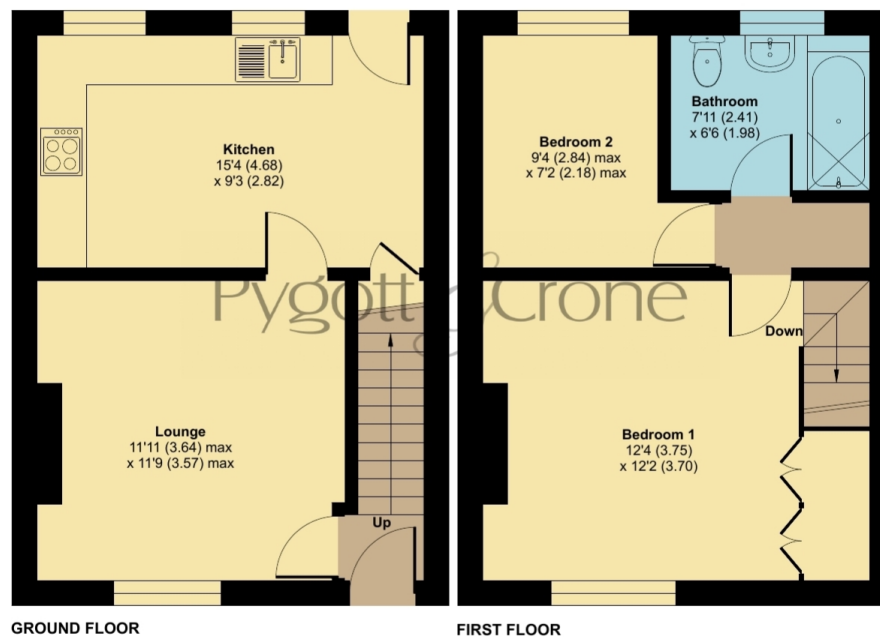




Trent Road, Beeston, Nottingham, NG9

Approximate Area = 666 sq ft / 61.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1486688


A woman with blonde hair is smiling and looking at a laptop. The background is a dark, blurred image of the same brick house.

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