

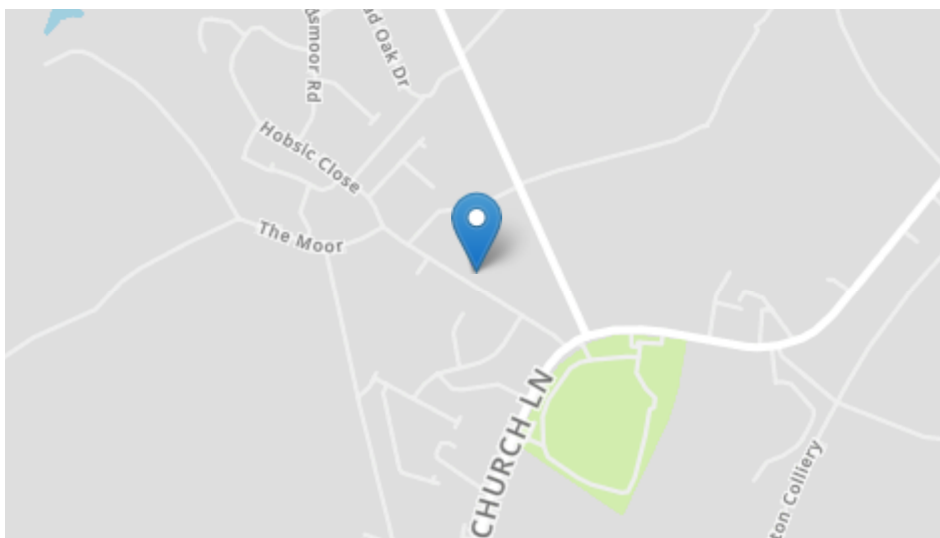
Moor Road, Brinsley, NG16 5AZ

Offers Over £150,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28152505

- Semi Detached Home
- 2 Double Bedrooms
- En Suite
- Generous Garden
- Ability To Create Off Street Parking
- Desirable Village Location
- No Upward Chain
- Ideal First Buy or Investment

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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0115 938 5577
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*** MORE on MOOR ROAD *** The location of this 2 bed semi in Brinsley is MORE desirable than many and with 2 reception rooms, en suite and a particularly generous garden, you get MORE for your money! With a drop kerb already done, you can also create MORE parking. Requiring cosmetic improvements, the property is an excellent opportunity for savvy first time buyers or investors to do the work and add good value so it is also appealing there is NO UPWARD CHAIN. In brief, the accommodation comprises: entrance hall to lounge, dining room which leads to the kitchen, first floor landing to the 2 DOUBLE bedrooms (en suite bathroom to bedroom 1). Outside, there is potential to create off street parking as there is already a drop kerb, whilst the rear garden definitely offers MORE with a generous lawn including 2 good out buildings which could provide useful additional storage. Brinsley is a desirable semi rural village which enjoys easy access to the wide range of amenities in nearby towns, as well as beautiful countryside walks on the doorstep. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the side, doors to the lounge and dining room, stairs to the first floor.

Lounge

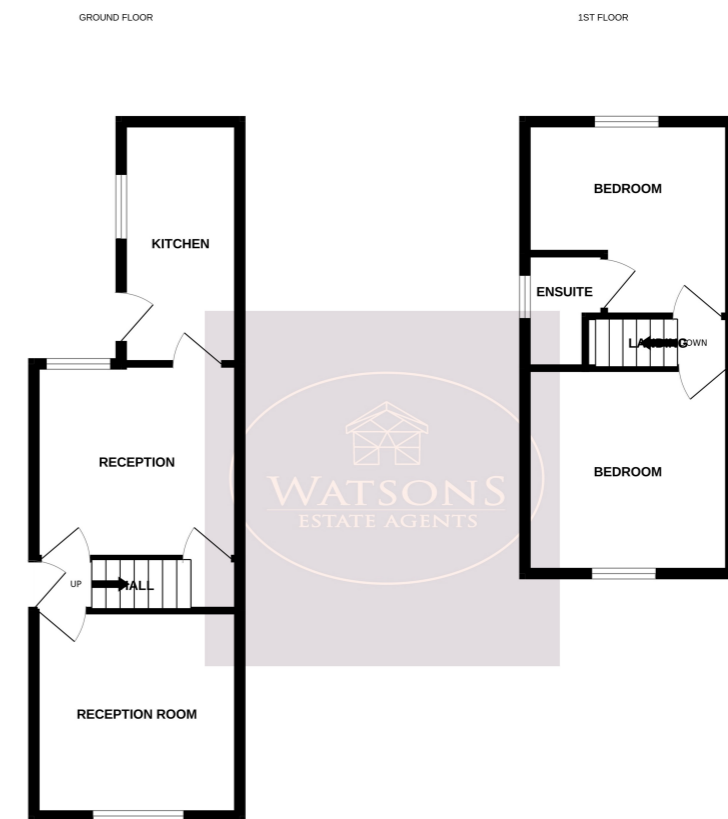
3.67m x 3.7m (12' 0" x 12' 2") UPVC double glazed window to the front, radiator and laminate wood flooring.

Dining Room

3.81m x 3.16m (12' 6" x 10' 4") UPVC double glazed window to the rear, radiator, laminate wood flooring, under stairs storage cupboard and door to the kitchen.

Kitchen

4.11m x 2.21m (13' 6" x 7' 3") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & draining unit. Integrated washing machine, space for cooker with extractor over, radiator and laminate wood flooring. UPVC double glazed window and door to the side.



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 is given as to their operability or efficiency on the ground.
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First Floor

Landing

Doors to both bedrooms and the bathroom.

Bedroom 1

3.8m x 3.17m (12' 6" x 10' 5") UPVC double glazed window to the rear, radiator, built in cupboard housing the combination boiler and door to the en suite.

En Suite

White 3 piece suite comprising wc, pedestal sink and shower cubicle with electric shower. Obscured uPVC double glazed window to the side, radiator and access to the attic.

Bedroom 2

3.74m x 3.59m (12' 3" x 11' 9") UPVC double glazed window to the front and radiator.

Outside

To the front of the property is a paved pathway and flower bed boarder with a range of plants and shrubs. The rear garden is enclosed by timber fences to the perimeter with gated access to the side and comprises; paved patio area, turfed lawn, pond, 3 brick built outhouses and flower bed boarders with a range of plants and shrubs.