

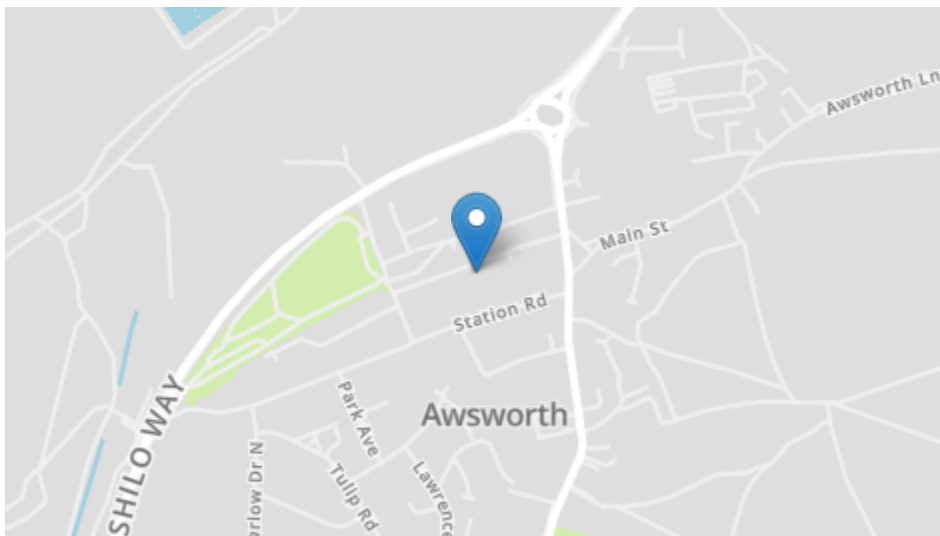
Meadow Road, Awsworth, NG16 2SZ

Guide Price £170,000



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 63 | 84 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Lounge Diner
- Off Road Parking
- Private South Facing Rear Garden
- Cul De Sac Location
- Short Drive to Amenities
- Ease Of Access To A610 & M1

Our Seller says....

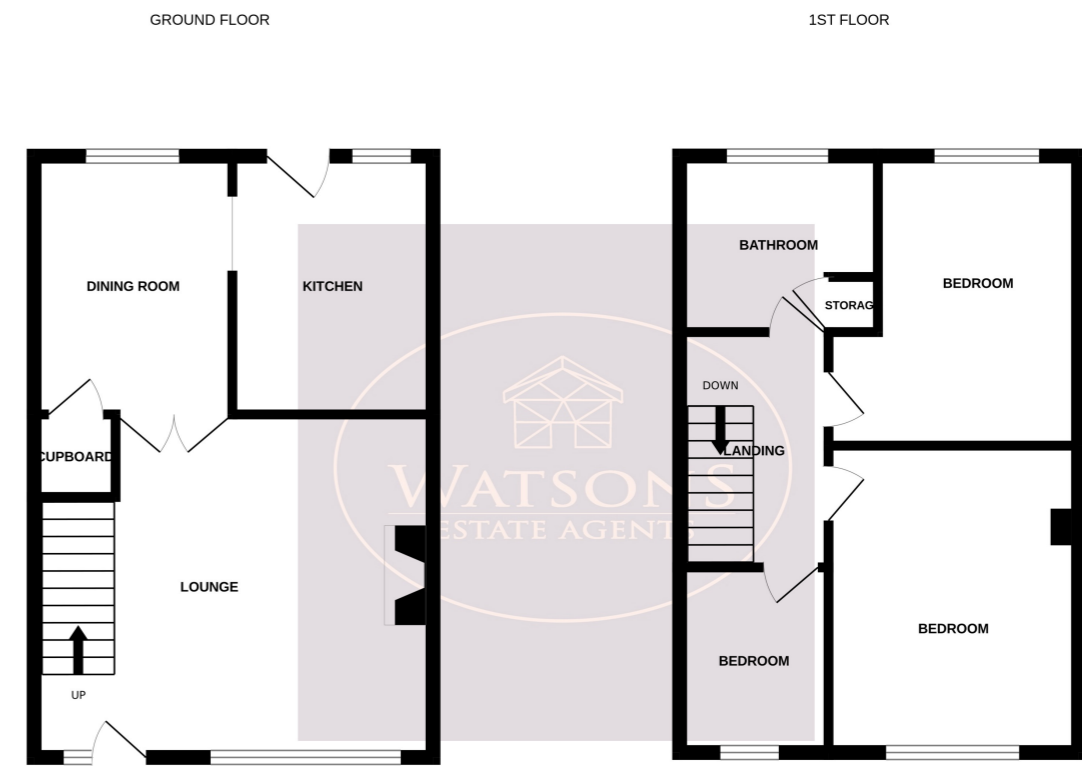
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26881536

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
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



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.
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*** GUIDE PRICE £170,000 - £180,000 *** ** LOOKING FOR A STARTER FAMILY HOME? ***
 *** Situated on a popular road in the village of Awworth, this 3 bedroom semi detached would make an ideal first purchase or starter family home. The property in brief comprises to the ground floor; entrance hall, spacious lounge, separate dining room and fitted kitchen. To the first floor a landing giving access to three bedrooms and a four piece bathroom suite. To the outside a front garden with ample off road parking and to the rear an enclosed garden. The village of Awworth is nestled in between Cossall & Giltbrook, with Ilkeston Train station & Town Centre located just a short drive away. Village amenities include a primary school, public houses & a shopping parade located on Lawrence Avenue.

Ground Floor

Lounge

4.83m x 4.25m (15' 10" x 13' 11") Entrance door to the front, uPVC double glazed window to the front, door to the stairs to the first floor, radiator and open to the dining area and door to the kitchen.

Dining Area

2.92m x 2.38m (9' 7" x 7' 10") UPVC double glazed window to the rear and radiator.

Kitchen

3.06m x 2.31m (10' 0" x 7' 7") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge and dishwasher. Plumbing for washing machine, uPVC double glazed window to the rear and door to the rear leading to the garden.

First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

3.74m x 2.81m (12' 3" x 9' 3") UPVC double glazed window to the front and radiator.

Bedroom 2

3.48m x 2.31m (2.82m max) (11' 5" x 7' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.2m x 1.91m (7' 3" x 6' 3") UPVC double glazed window to the front, radiator and access to the attic.

Bathroom

4 piece suite comprising WC, pedestal sink unit, bath and shower cubicle. Chrome heated towel rail, ceiling spotlights, airing cupboard and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. Running alongside the property, a concrete driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.