

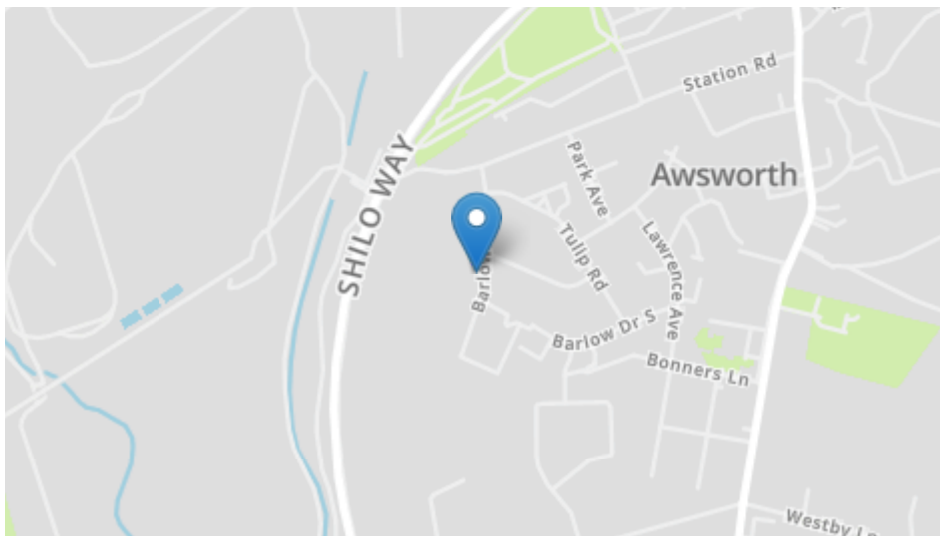
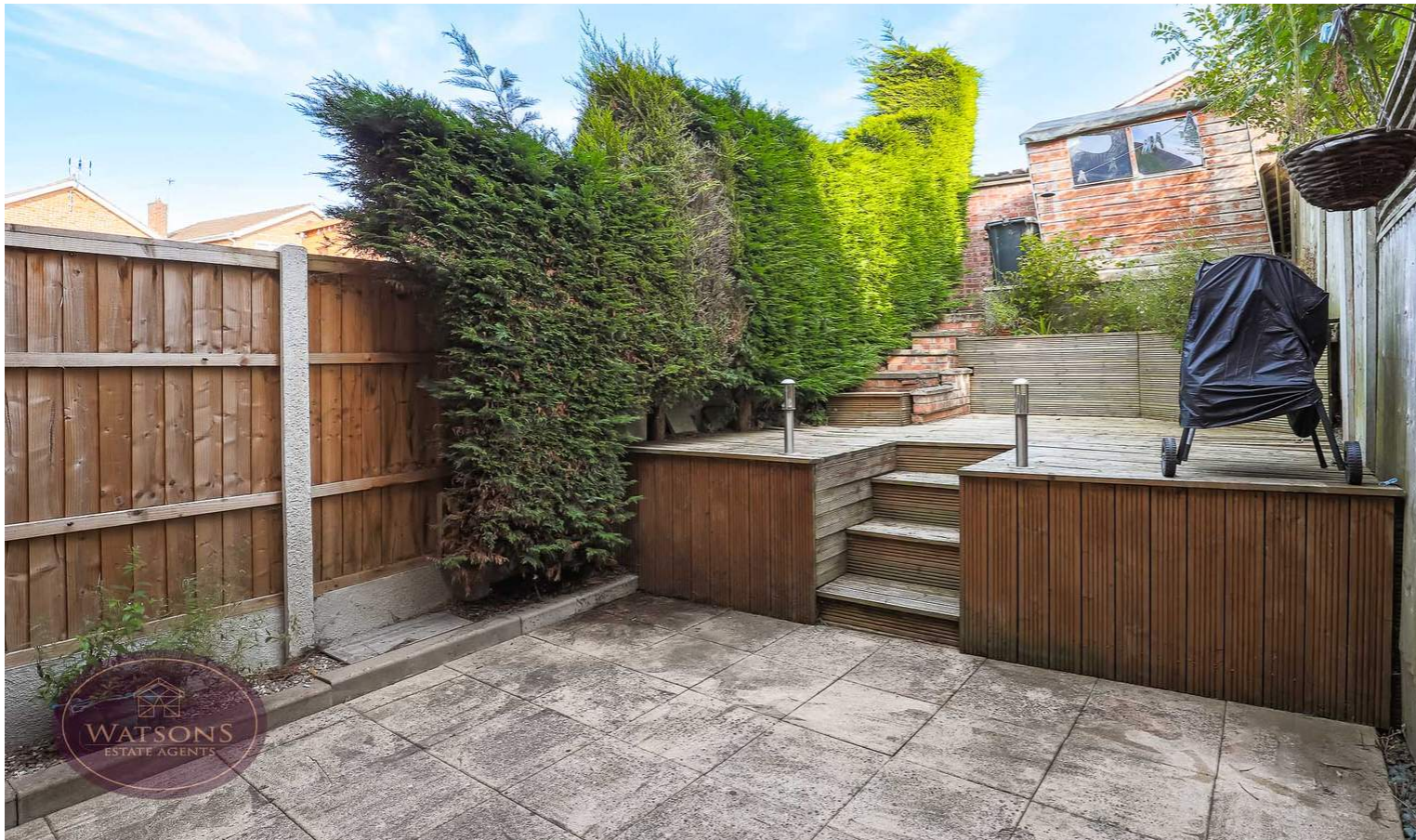
Barlow Drive North, Awsworth, Nottingham, NG16 2RQ

£150,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Mid Terrace Home
- 2 Double Bedrooms
- Off Road Parking
- Private Rear Garden
- Open Views
- Popular Residential Location
- Excellent Road & Public Transport Links
- Ideal First Home or Investment

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 - 26703960

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



\*\*\* SIMPLY STUNNING \*\*\* Located in the village of Awsworth, this property would be an ideal way of getting onto the property ladder and equally perfect for those looking to downsize. Features include New Kitchen, New Windows, New Doors, New Driveway and Two double bedrooms, a low maintenance rear garden and extra parking to the rear. Call to book your viewing! The accommodation in brief comprises to the ground floor; lounge and breakfast kitchen with French door access to the rear leading to the garden, to the first floor landing giving access to the two double in size bedrooms and bathroom which is fitted with a white suite. To the outside, a low maintenance front garden with driveway providing off road parking and to the rear garden is low maintenance with a patio area, elevated decking and fencing to the perimeter. To the rear of the property a shared parking courtyard has an allocated parking space for 1 car. Awsworth is served by public transport and is within close proximity to a number of village amenities. A wider range of amenities & transport links including Ilkeston Train Station can be found in Ilkeston Town Centre, just a short drive away. For more information or to book your viewing, call our team.

## Ground Floor

### Lounge

4.86m plus under stair recess x 3.59m (15' 11" x 11' 9") Double glazed composite door allowing access; uPVC double glazed window to the front, stairs to the first floor, radiator and door to the breakfast kitchen.

### Breakfast Kitchen

3.57m x 2.68m (11' 9" x 8' 10") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: electric oven & 4 ring gas hob with extractor over, washing machine and fridge freezer. Breakfast bar, cupboard housing wall mounted boiler, ceiling spotlights, radiator, double glazed window to the rear elevation and French doors to the rear garden.

## First Floor

### Landing

Access to the attic and doors to both bedrooms and bathroom.

### Bedroom 1

3.61m x 2.98m (11' 10" x 9' 9") UPVC double glazed window to the front and radiator.

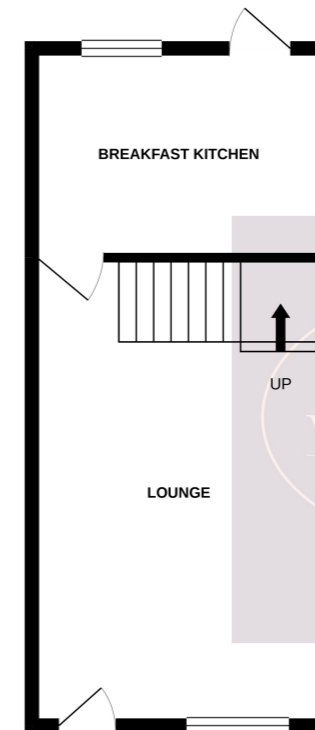
### Bedroom 2

3.61m x 2.65m (11' 10" x 8' 8") Lead lined uPVC double glazed window to the rear and radiator.

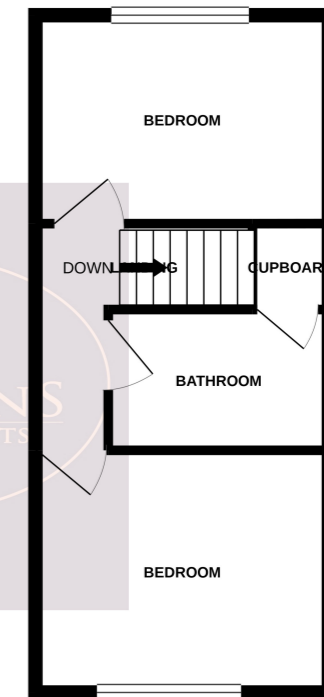
### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Airing cupboard housing the hot water tank, radiator, ceiling spotlights, extractor fan and access to the attic.

GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.  
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.  
Made with Metropac 02/20

## Outside

The rear garden offers a good level of privacy with a paved patio, steps to an elevated decking area and a concrete hard standing with a shed. The garden is enclosed by timber fencing with gated side access. To the rear of the property a shared courtyard and a driveway providing off road parking.