

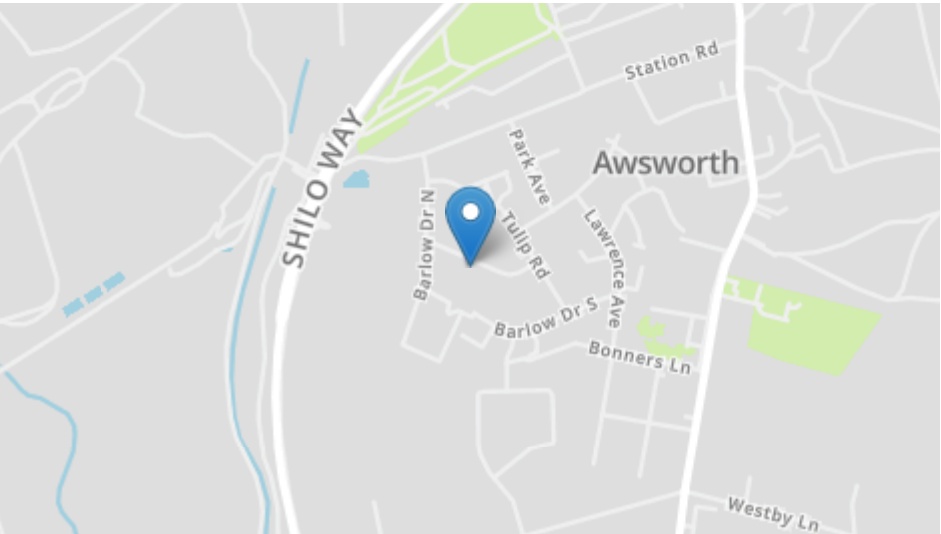
Hawthorne Rise, Awsworth, NG16 2RG

Offers Over £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	76
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 - 29427239



- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Off Road Parking & Garage
- Corner Plot Location
- Excellent Road & Public Transport Links
- Short Drive To Kimberley Town Centre
- In Need of Modernisation

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  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* MAKE A HOUSE A HOME \*\*\* Brought to the market with no upward chain is this three bedroom detached home in the popular village of Awsworth. In need of some modernisation, this is a perfect opportunity to create your forever home. Features include a generous lounge/diner, private rear garden, and detached garage. Briefly comprising; porch, entrance hallway, lounge/diner, kitchen. To the first floor, three bedrooms and bathroom. Outside, a driveway to the front provides off road parking and leads to the detached garage, whilst to the rear is a privately enclosed garden. Awsworth lies within easy reach of amenities and transport links, including Kimberley, Ilkeston, and Eastwood, along with the Giltbrook retail park. The M1 at J26 is close by, along with the A610 providing easy access to Nottingham and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed entrance door, uPVC double glazed windows to the front, side & rear. Door to the entrance hall.

Entrance Hall

Stairs to the first floor, storage cupboard and doors to the lounge diner and kitchen.

Lounge Diner

7.55m x 3.37m (24' 9" x 11' 1") UPVC double glazed windows to the front & rear. Feature fire place with marble surround & hearth with inset space for fire, serving hatch to the kitchen.

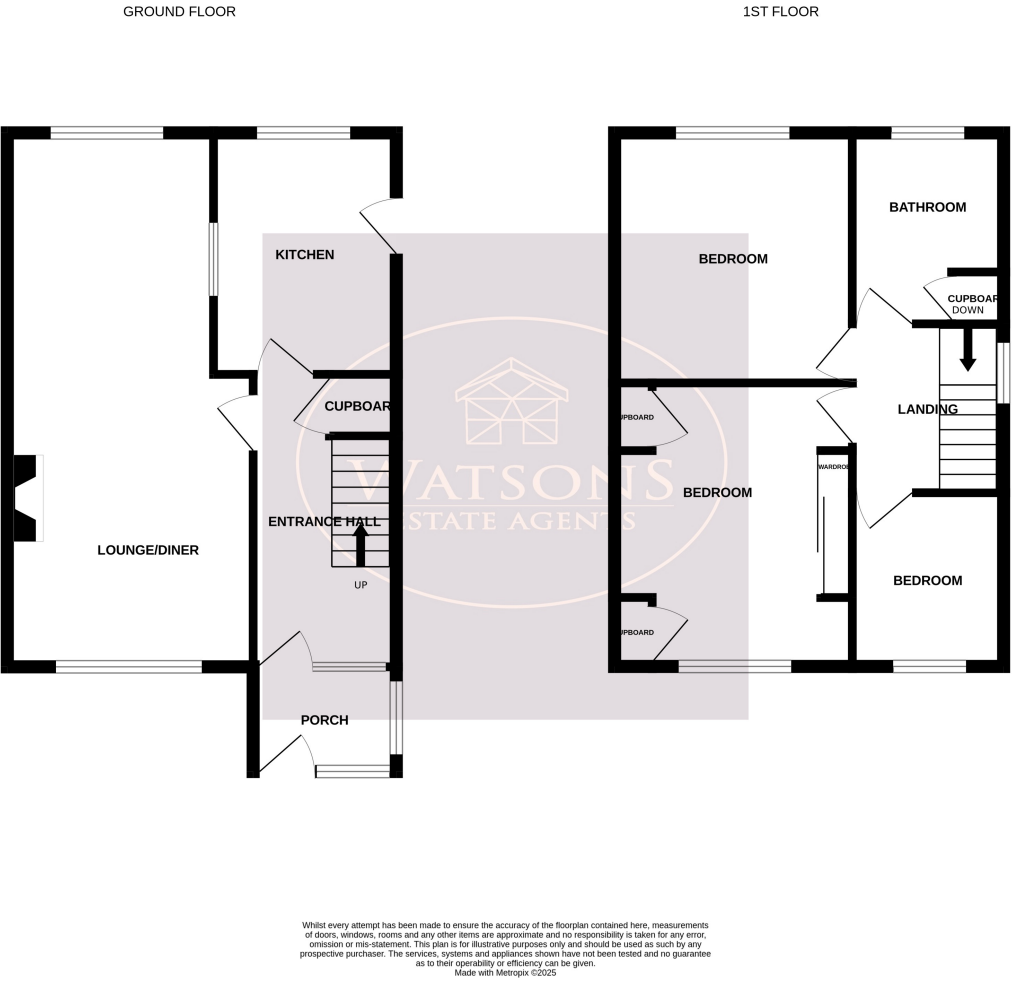
Kitchen

3.57m x 2.54m (11' 9" x 8' 4") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, tiled flooring, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.



Bedroom 1

4.16m x 3.23m (13' 8" x 10' 7") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

3.35m x 3.21m (11' 0" x 10' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.54m x 2.21m (8' 4" x 7' 3") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear, airing cupboard housing the hot water tank and radiator.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants and shrubs and rockery borders. To the side of the property is a a turfed lawn, rockery borders and a tarmacadam driveway providing off road parking leading to the detached single garage with double wooden doors.. The rear garden comprises a paved patio seating area, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.