

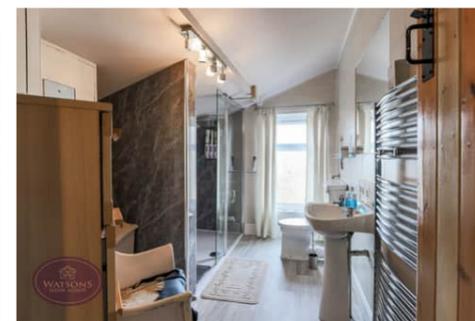
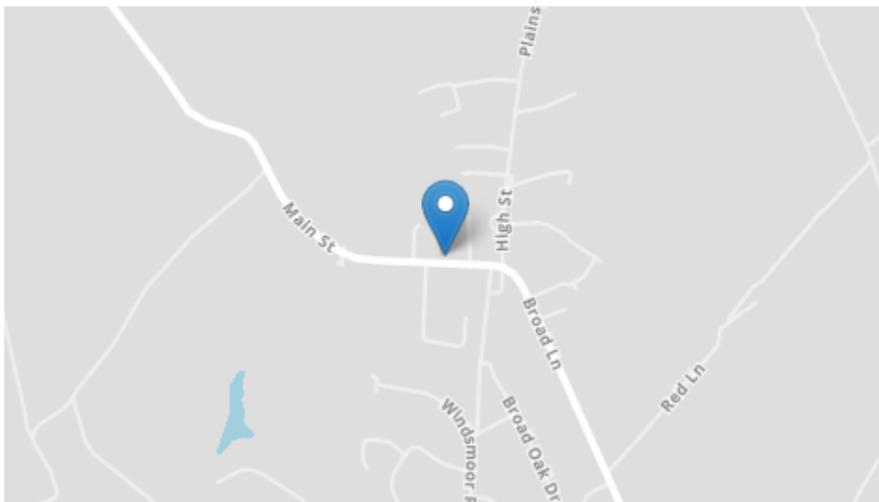
Main Street, Brinsley, NG16 5BG

Offers Over £160,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
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- Mid Terrace Home
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Shower Room
- Generous Enclosed Rear Garden
- Great Access To Road Links (M1)
- Good Transport Links (Rainbow One)
- Ideal For First Time Buyers Or Downsizers

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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***** MAKE YOUR MOVE TO MAIN STREET!***** This mid terrace home offers spacious and well maintained accommodation, making it an ideal purchase for first time buyers, downsizers or investors alike. The property benefits from great access to the M1 along with good public transport links including the Rainbow One bus route, while also being close to local amenities and everyday conveniences. The accommodation comprises a welcoming dining room to the front with feature fireplace, leading through to a comfortable lounge with additional storage and stairs rising to the first floor. To the rear is a fitted kitchen offering a range of units and space for appliances, with direct access to the rear garden. To the first floor there are two double bedrooms along with a three piece shower room fitted with a walk in shower, providing practical and well proportioned living space throughout. Externally, the property enjoys a generous enclosed rear garden featuring patio and decked seating areas, lawn and established borders, creating a fantastic outdoor space for relaxing or entertaining. To the front there is a low maintenance forecourt with pathway to the entrance. Offering great space, a convenient location and excellent value, this lovely home is ready for its next owner to move straight in. Early viewing is recommended to fully appreciate what is on offer.

Ground Floor

Dining Room

3.67m x 3.48m (12' 0" x 11' 5") Composite entrance door, uPVC double glazed window to the front, radiator, feature fireplace with inset electric fire and door to lounge.

Lounge

3.49m x 3.46m (11' 5" x 11' 4") UPVC double glazed window to the rear, radiator, storage cupboard, stairs to first floor, feature fireplace with inset electric fire, laminate wood flooring and door to the kitchen.

Kitchen

2.05m x 3.27m (6' 9" x 10' 9") A range of wall and base units with work surfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Space for cooker with extractor fan over, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to the side, wall mounted combination boiler, radiator, tiled flooring and uPVC door to the garden.

First Floor

First Floor Landing

Doors to both bedrooms and shower room.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Bedroom 1

3.57m x 3.21m (11' 9" x 10' 6") UPVC double glazed window to the front and radiator.

Bedroom 2

3.60m x 2.50m (11' 10" x 8' 2") UPVC double glazed window to the rear, storage cupboard and radiator.

Shower Room

White three piece suite comprising wc, pedestal sink and mains fed walk in shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail, airing cupboard, partially tiled walls, laminate wood flooring and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a paved pathway to the entrance door, with a brick wall to enclose it. The rear garden features a paved pathway seating area with raised timber flower bed borders, a raised decked area to the side, a turfed lawn with hedges and a timber shed to the rear, the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the combination boiler is located in the kitchen, it was installed in 2022 and was last serviced in March 2026. There is a flying freehold to the side, as well as a shared pathway.