

Station Road, Awsworth, NG16 2RF

Offers Over £150,000



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- Semi Detached Family Home
- 2 Double Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Off Road Parking
- Walking Distance To Amenities
- Ideal First Home or Investment
- Ease Of Access To A610
- No Upward Chain

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 - 25000540

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



*** A HOME TO MAKE YOUR OWN *** Located on a sought after road in the village of Awsworth, this semi detached house is offered for sale with NO UPWARD CHAIN and would be ideal for a buyer looking to put their own stamp on a property. The accommodation comprises in brief; entrance hall with stairs to the first floor, lounge, dining kitchen, lean to and brick built outbuilding with WC. On the first floor the landing leads to 2 bedrooms and the bathroom which is fitted with a white suite. Outside, the rear garden comprises of a paved patio area, lawn and timber fencing to the perimeter. Awsworth has a number of village amenities and is a short drive to both Ilkeston & Kimberley Town Centres, as well as key roads and transport links including Ilkeston Train station, the A6002 and A610 which leads to junction 26 of the M1 motorway. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

4.21m x 3.76m (13' 10" x 12' 4") UPVC double glazed bay window to the front and radiator. Door to the dining kitchen.

Dining Kitchen

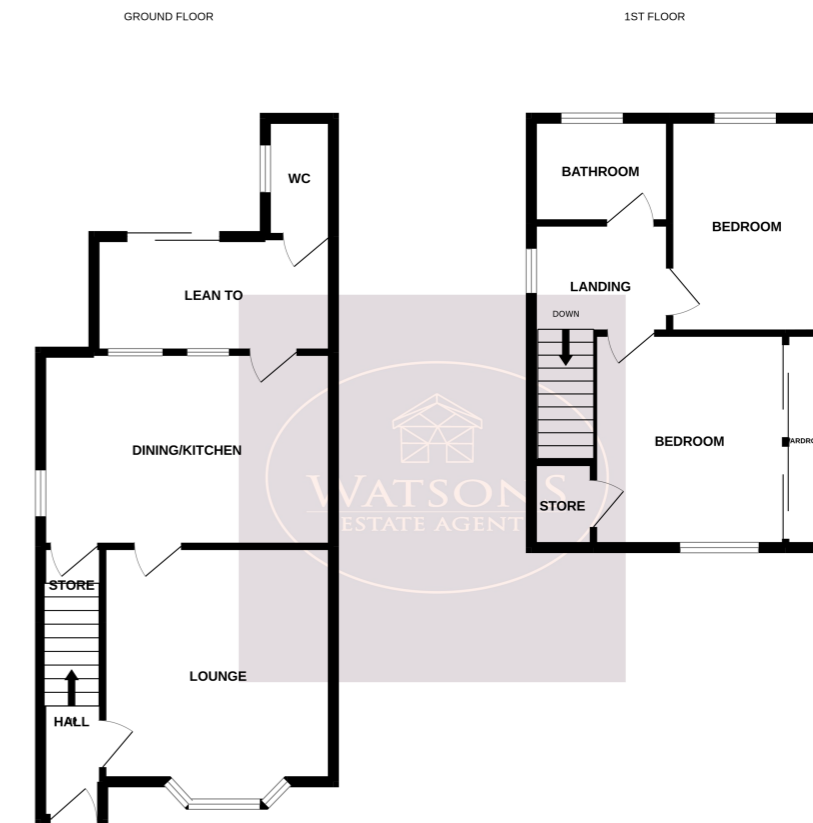
4.82m x 3.17m (15' 10" x 10' 5") Wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Space for cooker, plumbing for washing machine, under stairs storage and door to the lean to.

Lean To

3.90m x 1.89m (12' 10" x 6' 2") Windows to the side, radiator, door to the WC and sliding doors to the rear garden.

WC

WC, wall mounted sink and obscured uPVC double glazed window 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 as to their quality or efficiency can be given.
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First Floor

Landing

Doors to bedrooms and bathroom.

Bedroom 1

3.76m x 3.51m (12' 4" x 11' 6") UPVC double glazed window to the front, over stair storage cupboard, radiator and fitted wardrobes with sliding doors.

Bedroom 2

3.19m x 2.66m (10' 6" x 8' 9") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator, access to the attic and obscured uPVC double glazed window to the rear.

Outside

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