

Westmorland Way, Jacksdale, NG16 5LZ

£180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Spacious Lounge Diner
- Driveway
- West Facing Rear Garden With Views
- Good Road & Transport Links
- Requires Modernisation
- No Chain

Our Seller says....

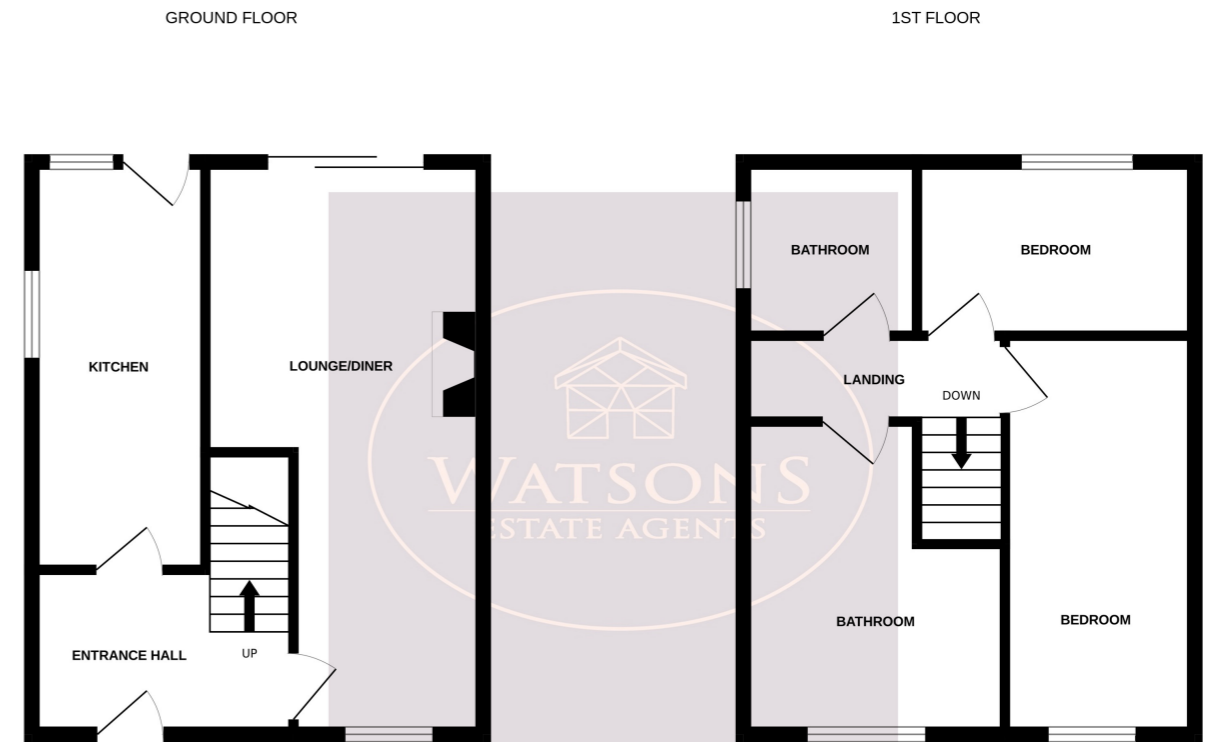
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28180701

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



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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.
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*** GREAT PRICE GREAT LOCATION *** NO CHAIN *** This lovely three bedroom semi detached family home is just sitting and waiting for the next chapter of its life to begin. Will you be the lucky one to get this great home and give it a new lease of life? Requiring modernisation, this family home is a great starting point for those that want to make a property theirs and boasts a fantastic village location, great views from the WEST FACING garden and ample private parking to the front and side. This home will no doubt attract a lot interest so call us today to get your journey started by booking your viewing!

Ground Floor

Entrance Hall

UPVC entrance door to the front, doors to the lounge and kitchen, stairs to the first floor.

Lounge

6.6m x 3.2m (21' 8" x 10' 6") UPVC double glazed bay window to the front, traditional feature fireplace with electric living flame fire, 2 radiators, uPVC double glazed sliding patio door to the rear garden.

Kitchen

4.7m x 2m (15' 5" x 6' 7") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. UPVC double glazed windows to the side and rear, space for cooker and fridge freezer, plumbing for washing machine, uPVC double glazed door to the rear garden.

First Floor

Landing

Built in storage cupboard, doors to all bedrooms and the bathroom.

Bedroom 1

4.6m x 2.4m (15' 1" x 7' 10") UPVC double glazed window to the front and radiator.

Bedroom 2

3.5m x 2.2m (11' 6" x 7' 3") UPVC double glazed window with open views to the rear and radiator.

Bedroom 3

3.6m x 2.6m (11' 10" x 8' 6") UPVC double glazed window to the front, built in storage cupboard and radiator

Bathroom

3 piece suite comprising; wc, pedestal sink and panelled bath. Partly tiled walls and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn and paved driveway. The west facing rear garden comprises turfed lawn and flower bed borders with mature plants, shrubs and trees, with open views to the rear.