

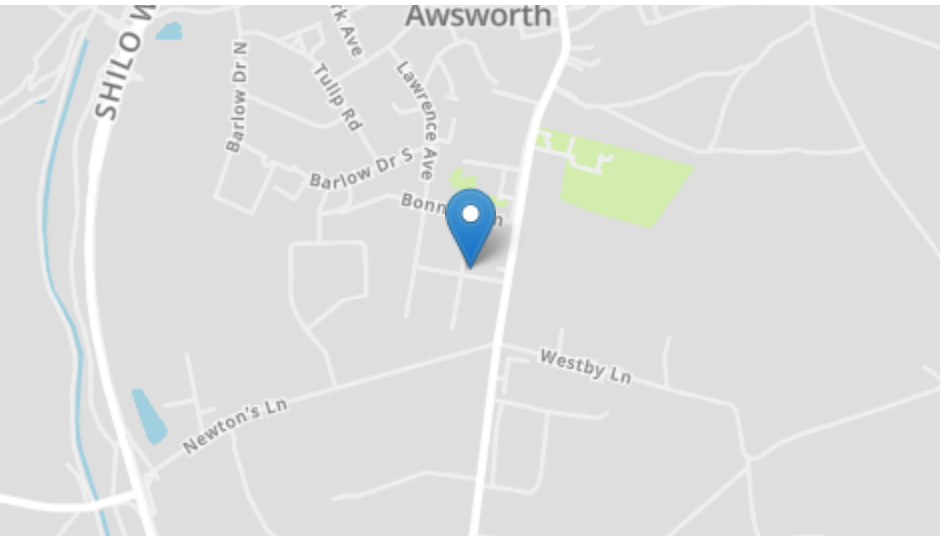
Middleton Street, Awsworth, NG16 2QH

Guide Price £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- End Terrace House
- 2 Bedrooms
- Modern Dining Kitchen
- Downstairs WC
- Rear Courtyard
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- Well Presented

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 - 29978196

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



*** GUIDE PRICE £160,000 - £170,000 *** FIRST TIME BUYER DELIGHT *** A brilliant first step onto the property ladder! A well presented and deceptively spacious two bedroom end-terraced property in the popular village of Awsworth. Features include a generous dining kitchen, downstairs WC, a modern shower room, and a courtyard garden to the rear. Briefly comprising; entrance hallway, downstairs WC, lounge, dining kitchen. To the first floor, two bedrooms and shower room. Outside, to the rear is a privately enclosed courtyard garden. Awsworth offers buyers the best of both worlds, with wonderful country walks upto Babbington close by, along with shops, excellent road links, the Glltbrook retail park, and the surrounding towns of Kimberley and Ilkeston. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed window and door to the front, stairs to the first floor and doors to the WC and lounge.

Wc

WC, pedestal sink unit and radiator.

Lounge

4.91m x 4.38m (16' 1" x 14' 4") UPVC double glazed window to the front, radiator and open to the dining kitchen.

Dining Kitchen

5.19m x 3.79m (17' 0" x 12' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Tiled flooring, velux window, ceiling spotlights, radiator and French doors to the rear garden.

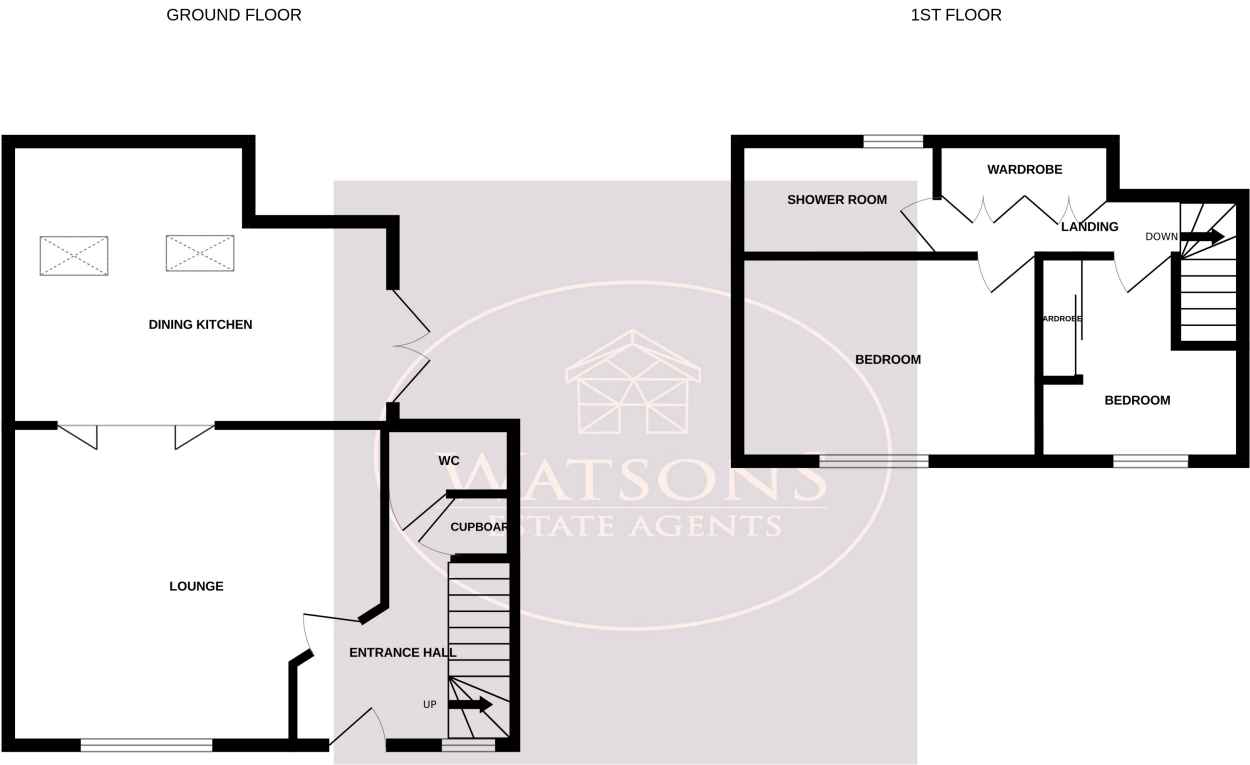
First Floor

Landing

Storage cupboard housing the boiler and doors to both bedrooms and bathroom.

Bedroom 1

4.02m x 2.72m (13' 2" x 8' 11") UPVC double glazed window to the front and radiator.



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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Bedroom 2

2.93m max x 2.83m (9' 7" x 9' 3") UPVC double glazed window to the front, built in storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the rear. Heated towel rail and ceiling spotlights.

Courtyard

The rear garden comprises a paved patio courtyard enclosed by wall and timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is located on the first floor landing and is around 4 years old. It was last serviced in 2025. The property has right of way over a neighbouring property to take refuse bins out.