

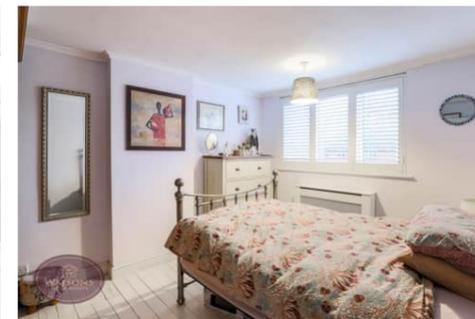
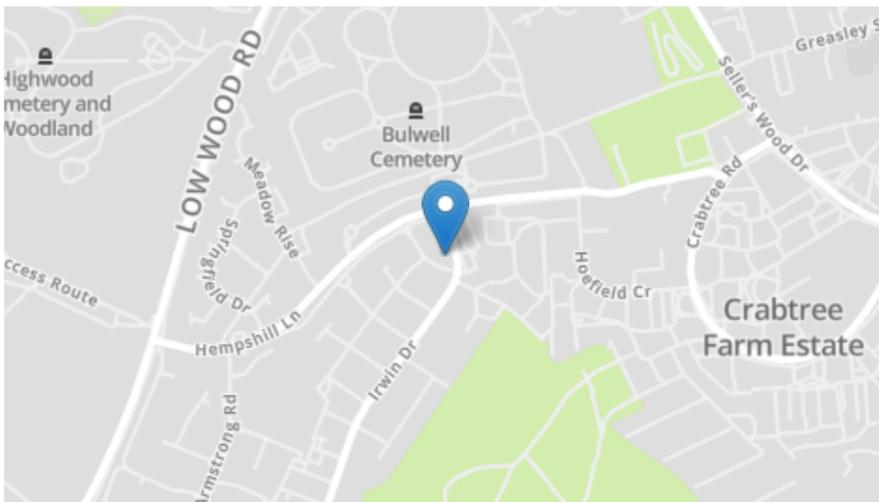
Irwin Drive, NG6 7BQ

Guide Price £220,000



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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 - 29728664

- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- Conservatory
- West Facing Rear Garden
- Off Road Parking
- Ease of Access to A610 & M1
- Short Drive To Bulwell Town Centre

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



*** GUIDE PRICE £220,000 - £230,000 *** ** WEST IS BEST ** Located on the popular Hempshill Vale estate is this well presented three bedroom semi-detached property. Features include a generous and modern dining kitchen, conservatory, off road parking, and a private west-facing rear garden. Briefly comprising; entrance porch, lounge, dining kitchen, conservatory. To the first floor, three bedrooms and shower room. Outside, driveway to the front providing off road parking, and a private west-facing garden to the rear, perfect for enjoying summer evenings with friends and family. Nearby amenities include excellent transport and commuter links via the A610 and M1, along with bus and tram routes to the city close by. The surrounding towns of Bulwell and Kimberley are easily accessible, along with excellent schools. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed entrance door to the front, uPVC double glazed windows to the side & front, door to the lounge.

Lounge

5.13m x 4.14m (16' 10" x 13' 7") UPVC double glazed window to the front, stairs to the first floor, radiator, wood effect laminate flooring and feature fire place with inset space for fire. Open to the dining kitchen.

Dining Kitchen

5.18m x 3.18m (17' 0" x 10' 5") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Space for Range style cooker with extractor over, plumbing for washing machine. UPVC double glazed window to the side, radiator and door to the conservatory.

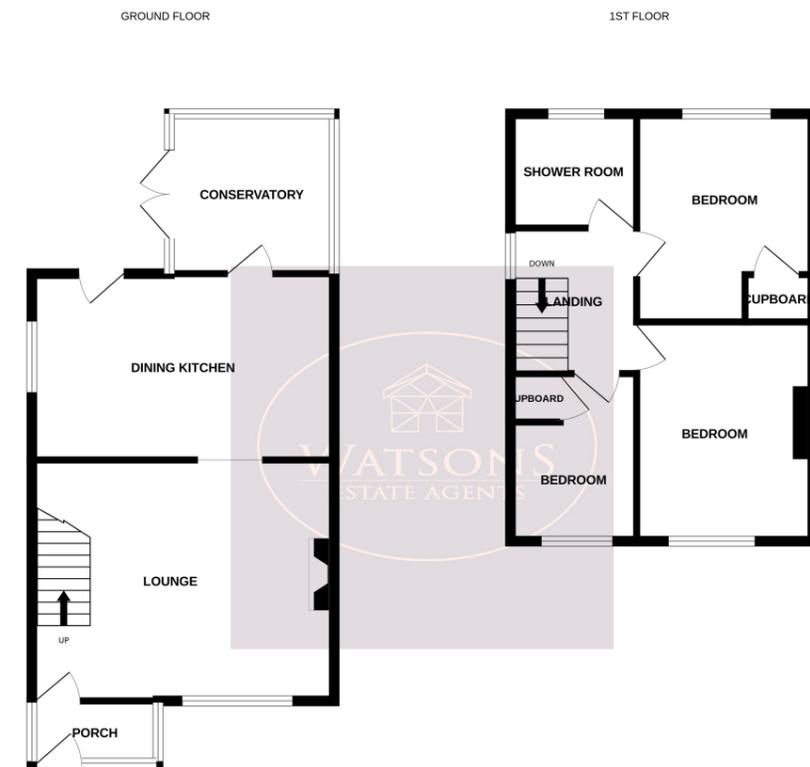
Conservatory

2.8m x 2.72m (9' 2" x 8' 11") Brick & uPVC double glazed construction, radiator and French doors to the rear garden.

First Floor

Landing

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



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex 02/20

Bedroom 1

3.89m x 3.10m (12' 9" x 10' 2") UPVC double glazed window to the front and radiator.

Bedroom 2

3.54m x 3.17m (11' 7" x 10' 5") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

3.09m x 2.05m (10' 2" x 6' 9") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear and chrome heated towel rail.

Outside

To the front of the property are flower bed borders with a range of mature plants & shrubs. A concrete driveway provides off road parking with further secure parking behind wrought iron gates. The West facing rear garden comprises a timber decking seating area, raised flower bed borders with a range of mature plants & shrubs. Other features include a garden shed and a brick built work shop with power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.