

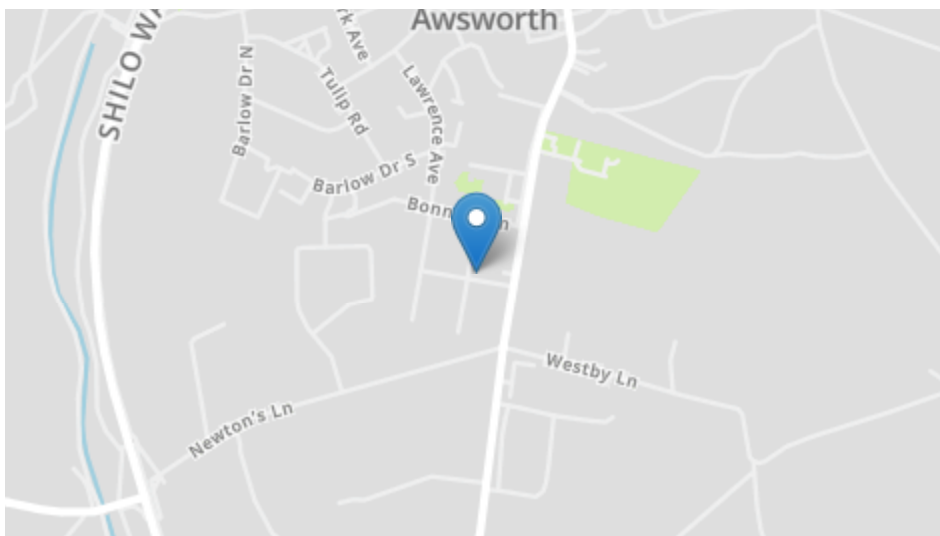
Middleton Street, Awsworth, Nottingham, NG16 2QH

£180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Bungalow
- 2 Double Bedrooms
- Newly Fitted Bathroom
- Driveway & Garage
- South Facing Low Maintenance Garden
- Popular Residential Location
- Excellent Road & Public Transport Links

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 - 27299971

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





**\*\*\* VILLAGE LIFE \*\*\*** A semi detached bungalow ideal for anyone wanting to downsize without needing to compromise. This property benefits from spacious living throughout in brief comprising; entrance hall, good size lounge, modern kitchen, two DOUBLE bedrooms and modern re fitted shower room. Externally there is a gated driveway, single garage and well maintained front & rear gardens. Situated within the sought after village of Awsworth, this location really gives you the best of both worlds offering a quiet village life whilst still being within easy access of Ilkeston & Kimberley Town Centres and key road 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 appointment, call our team.

#### Porch

UPVC double glazed entrance door. Door to the lounge.

#### Lounge

4.95m x 4.27m into the bay (16' 3" x 14' 0") UPVC double glazed bay window to the front, 2 radiators, stone fire place with inset real flame gas fire, wood effect laminate flooring. UPVC double glazed door to the front and doors to bedroom 1 and inner hall.

#### Inner Hall

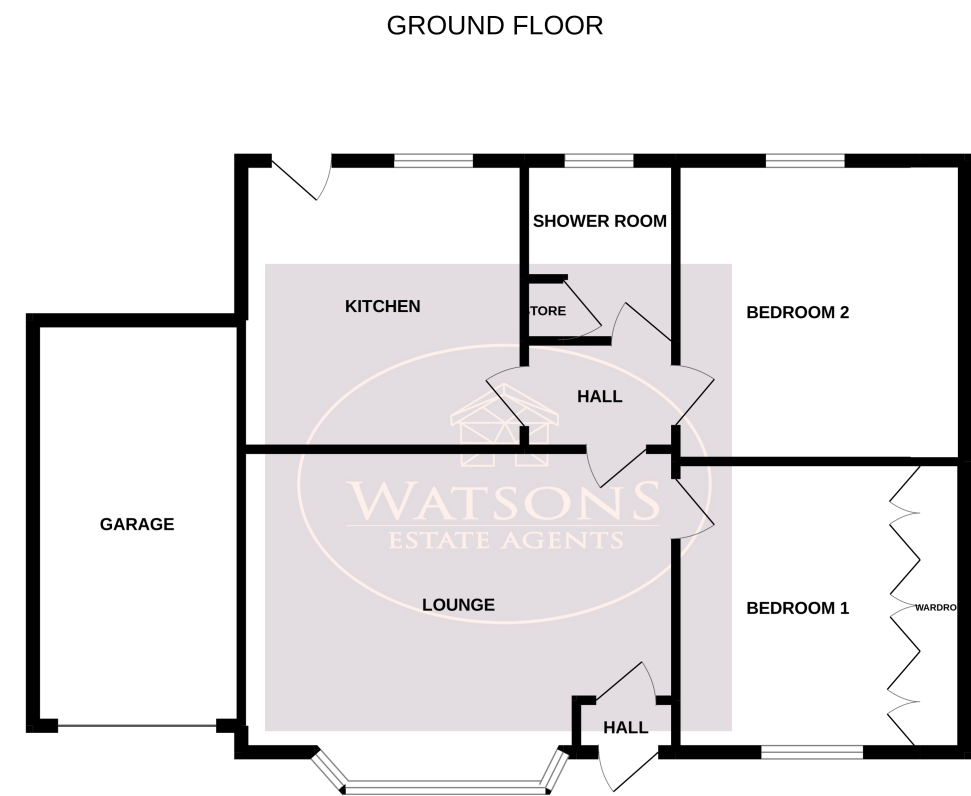
Wood effect laminate flooring. Doors to the kitchen, bathroom and bedroom 2.

#### Kitchen

3.71m x 3.67m (12' 2" x 12' 0") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, uPVC double glazed window to the rear and door to the rear garden.

#### Bedroom 1

3.69m x 3.1m to the front of the wardrobes (12' 1" x 10' 2") UPVC double glazed window to the front, a range of fitted wardrobes and radiator.



#### Bedroom 2

3.81m x 3.09m (12' 6" x 10' 2") UPVC double glazed window to the rear, fitted sliding door wardrobes, radiator, access to the attic (fully boarded with drop down ladder giving access to 2 attic rooms).

#### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with walk in shower. Ceiling spotlights, airing cupboard housing the combination boiler, radiator and obscured uPVC double glazed window to the rear.

#### Outside

To the front of the property is a well maintained lawn with flower bed borders. A brick paved driveway provides off road parking leading to the single garage measuring 5.19m x 2.4m with remote controlled up & over door with power. The South-facing low maintenance rear garden offers of good level of privacy and comprises a paved patio, well tended lawn, flower bed borders with a range of plants & shrub and timber built shed. The garden is enclosed by timber fencing to the perimeter.