

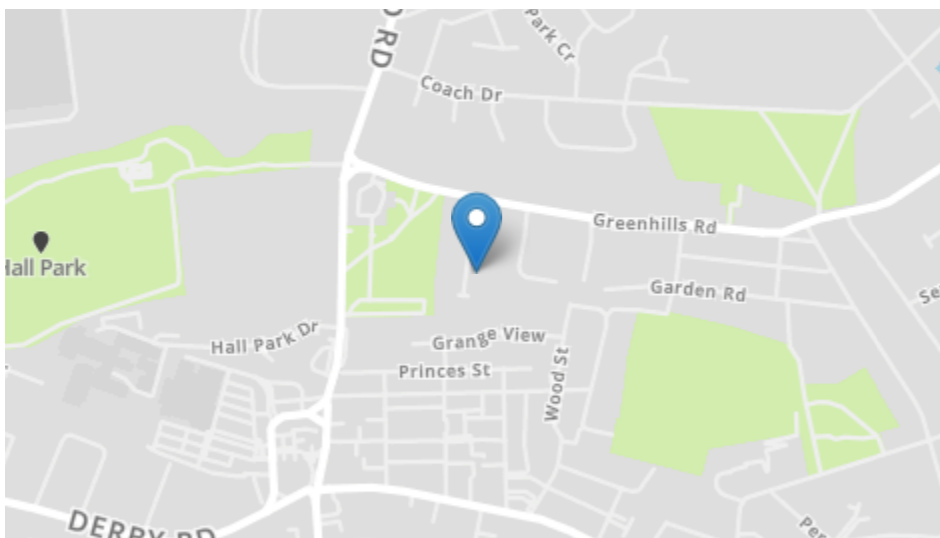
Moorfields Avenue, Eastwood, NG16 3DF

Offers Over £200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Generous Open Plan Lounge Diner
- South Facing Rear Garden
- Open Views To The Front
- Walking Distance To Eastwood Town Centre
- In Need of Modernisation
- 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 - 27211319

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



*** GET MORE AT MOORFIELDS AVENUE! *** Occupying a prime spot at the end of this cul-de-sac on the outskirts of Eastwood not only provides a great open frontal outlook, but also a south-facing rear. Don't be deceived by the traditional presentation - it has been well maintained and with NO UPWARD CHAIN is just waiting for the next lucky owner. In brief, the accommodation comprises: external storm porch, entrance hall, lounge diner, kitchen, rear lobby, upstairs landing to the 3 bedrooms (2 double) and family bathroom. Outside, the front enjoys an appealing open view and the lawned south-facing rear is a great space to enjoy the Spring & Summer months, whilst a concrete driveway alongside the property provides good off street parking. This quiet location gives easy access to a wide range of amenities including shops, favoured school, colliers wood park, as well as great transport links with A610, M1 motorway and Ilkeston train station not far away. This is only the 2nd detached house which has come to market in well over 10 years, so snap it up while you can!

Ground Floor

Storm Porch

UPVC double glazed entrance door to the entrance hall.

Entrance Hall

Understairs storage, stairs to the first floor, radiator, doors to the lounge diner and kitchen.

Lounge Diner

7.83m x 3.57m (3.25m min) (25' 8" x 11' 9") Wooden single glazed bay window to the front, 2 radiators and uPVC double glazed window to the rear.

Kitchen

2.49m x 2.13m (8' 2" x 7' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, space for cooker, radiator. UPVC double glazed window to the rear and door to the rear lobby.

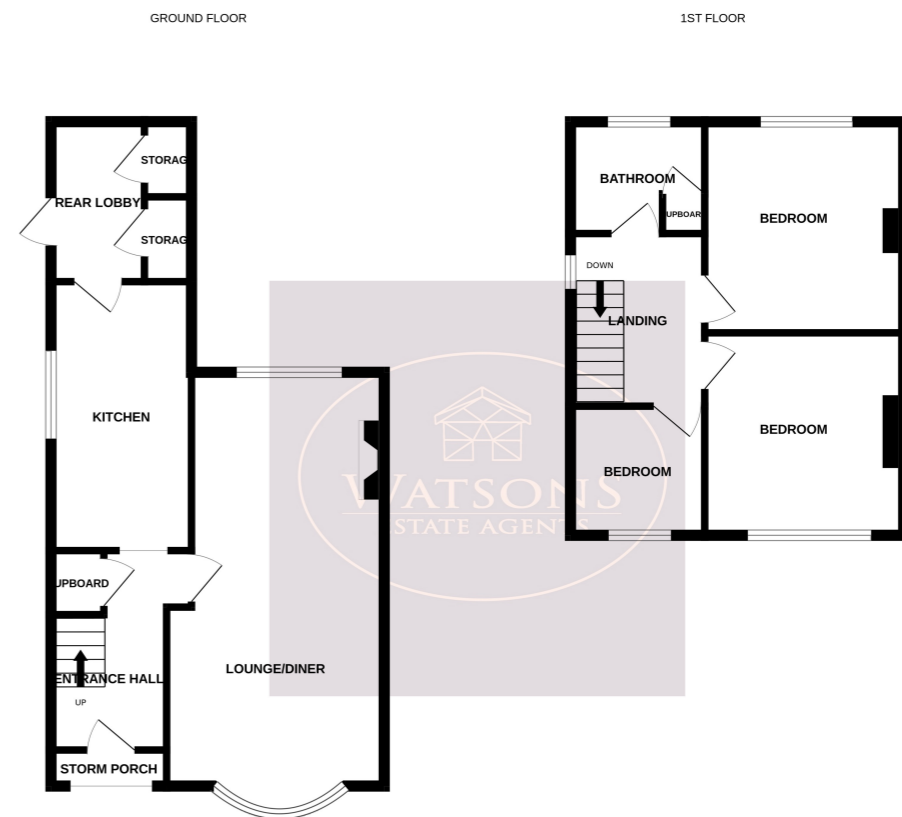
Rear Lobby

Doors to 2 store rooms and composite door to the rear garden.

First Floor

Landing

Single glazed wooden obscured window to the side 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 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.
Made with Metropex 02/04

Bedroom 1

3.66m x 3.17m (12' 0" x 10' 5") UPVC double glazed window to the rear, radiator and wall mounted combination boiler.

Bedroom 2

3.56m x 3.49m (11' 8" x 11' 5") UPVC double glazed window to the front and radiator.

Bedroom 3

2.04m x 1.8m (6' 8" x 5' 11") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suit comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear and access to the attic.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and open views over nearby countryside. A concrete driveway provides ample off road parking. The rear garden comprises a concrete patio, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter.