

Lawrence Avenue, Awsworth, NG16 2SN

Offers Over £170,000



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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 | | |
| | 69 | 76 |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Kitchen & Dining Area
- Low Maintenance South West Facing Rear Garden
- Off Road Parking & Garage En Bloc
- Popular Residential Location
- Ease Of Access To M1 & A610
- Ideal First Home or Investment

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 - 29415562

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



*** STEP ON TO THE PROPERTY LADDER *** First time buyers can't go wrong with this 3 bedroom semi detached house in the popular village of Awsworth, with the advantage of a Southwest-facing garden & garage en bloc. The accommodation includes: entrance hall, lounge and dining/kitchen, upstairs landing to the 3 bedrooms & family bathroom. Outside, the rear garden, with recently fitted decking, is very low maintenance, whilst the front has added kerb appeal with a small lawn. There is also a parking space & single garage (en bloc) very nearby. Awsworth is a popular village close to Ilkeston & Kimberley Town Centres and is just a short drive from key roads and transport links including the A610 and Ilkeston Train station. Call us now and get booked to view!

Ground Floor

Entrance Hall

UPVC double glazed entrance door and door to the lounge.

Lounge

4.59m x 3.64m (15' 1" x 11' 11") UPVC double glazed window to the front, wood effect laminate flooring, radiator, stairs to the first floor, under stairs storage, feature ceiling beams and door to the kitchen diner.

Kitchen Diner

4.56m x 2.83m (15' 0" x 9' 3") A range of matching high gloss wall & base units, wooden work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and fridge freezer. Plumbing for washing machine, wood effect laminate flooring, radiator, 2 uPVC double glazed windows to the rear, open plan to the dining area and door to the rear garden.

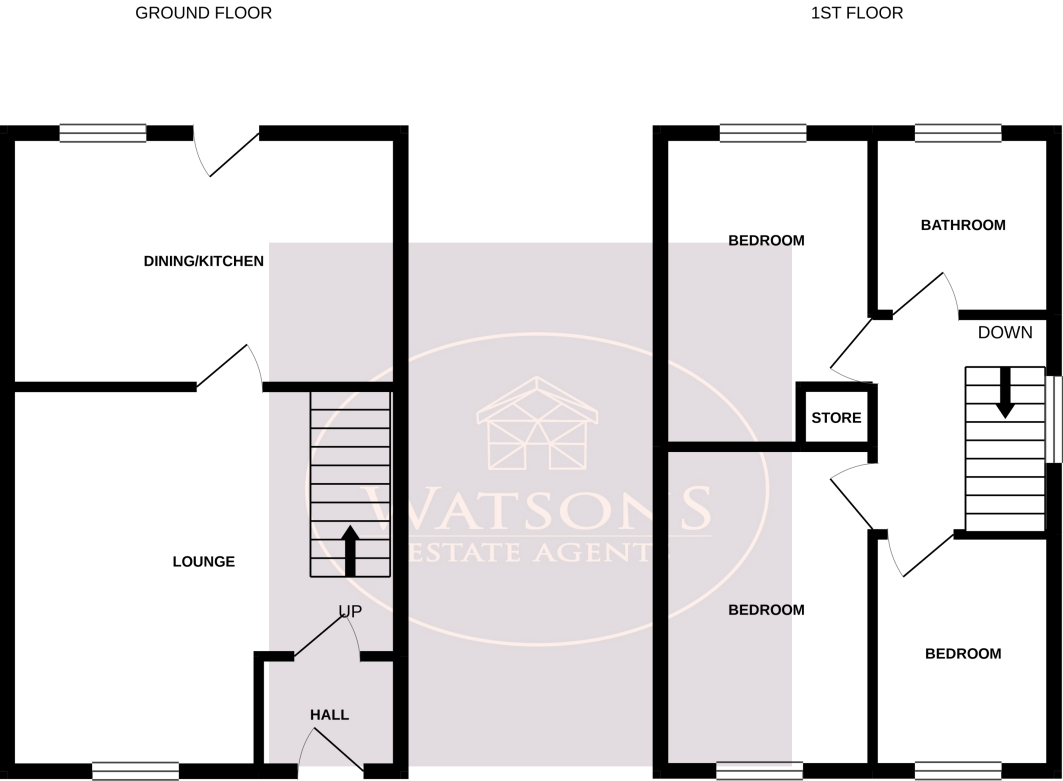
First Floor

Landing

Access to the attic, storage cupboard and doors to all bedrooms and bathroom.

Bedroom 1

3.67m x 2.62m (12' 0" x 8' 7") 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

3.58m x 2.43m (11' 9" x 8' 0") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.74m x 1.85m (9' 0" x 6' 1") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising: WC, pedestal sink unit and corner bath with electric shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The front of the property is turfed lawn and flower bed borders and is palisaded by brick wall. The South West facing rear garden comprises a timber decking patio, artificial lawn, external tap. The garden is enclosed by wall and timber fencing to the perimeter with gated access to the rear. There is a parking space and single garage adjacent to the property.

AGENTS NOTE

Agents Note: The seller has provided us with the following information; The boiler is located in the kitchen and is approximate 6 years old and was serviced August 2025. There is a parking space and garage en bloc adjacent to the property. This is a leasehold property with approximately 960 years left on the lease. The ground rent is £30 per annum.