

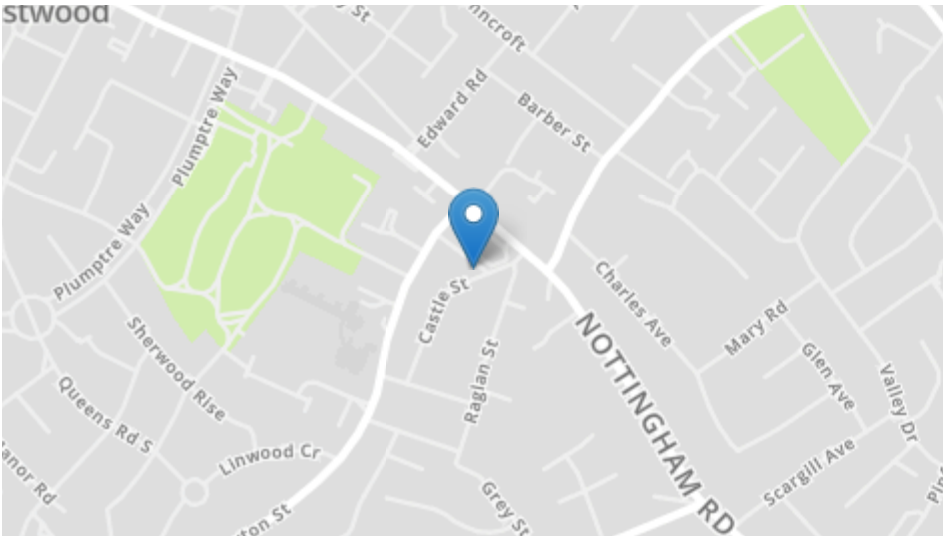
Cross Street, Eastwood, NG16 3GX

£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		
	73	79
England, Scotland & Wales	EU Directive 2002/91/EC	



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 - 28695668

Our Seller says....

- End Terrace House
- Three Good Size Bedrooms
- Light & Airy Lounge
- Modern Fitted Breakfast Kitchen
- Downstairs WC & Storage Room
- Three Piece Family Bathroom
- Well Presented Through Out
- No Upward Chain
- Enclosed Low Maintenance Garden
- Great Road & Transport Links

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



*** CONVENIENCE AT CROSS STREET! *** This wonderful 3 bedroom home is located in an area great for the shops, schools and public transport at Hilltop and is the perfect place for a first time buyer to begin their home owning journey! Boasting internally a living room, fitted kitchen, downstairs WC, 3 bedrooms, bathroom and to the outside a south east facing garden provides excellent space to sit and enjoy those sunny days. To start your journey call our sales team now to book your viewing!

Entrance Porch

UPVC entrance door and internal doors to hall and storage cupboard.

Hall

Doors to downstairs wc, lounge, kitchen, utility and stairs to first floor with under stairs storage cupboard.

Lounge

4.77m x 4.37m (15' 8" x 14' 4") UPVC double glazed window to the rear, radiator and uPVC door to the rear garden.

Kitchen

3.22m x 3.17m (10' 7" x 10' 5") A range of matching wall and base units with worksurfaces incorporating stainless steel sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor fan over, fridge freezer and dishwasher. UPVC double glazed window to the front, tiled flooring and partially tiled walls.

Downstairs WC

Wc, wall mounted sink, tiled flooring, partially tiled walls and radiator.

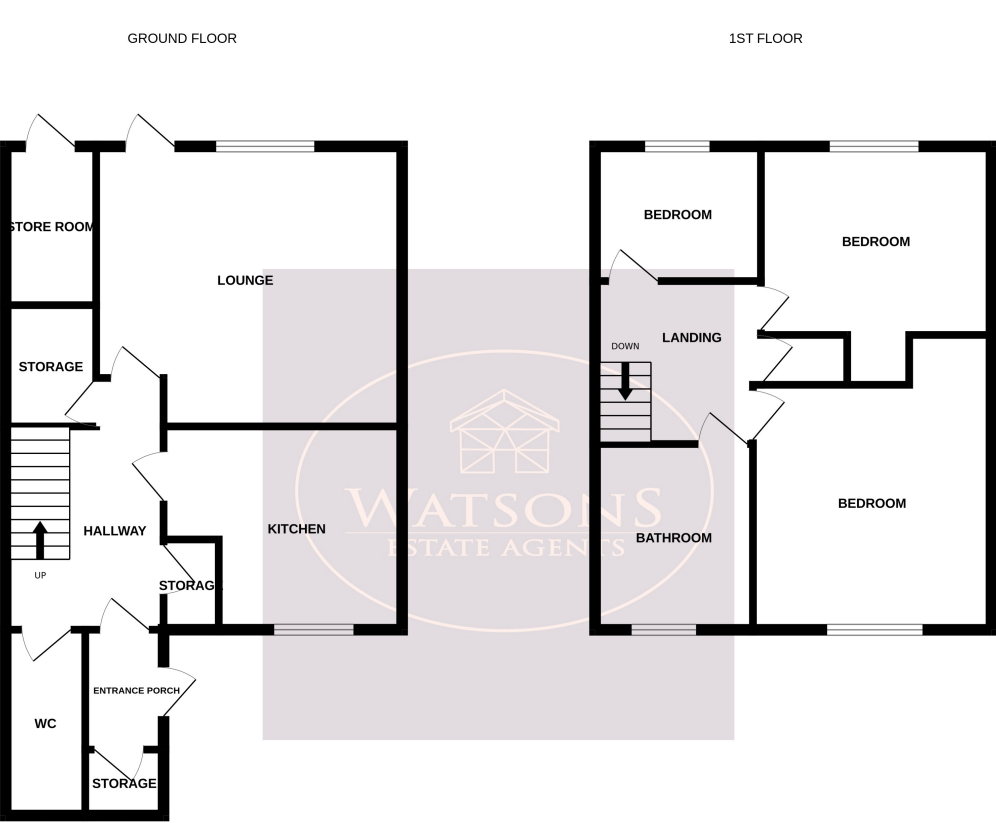
Store Room

Timber door to the rear.

First Floor

Landing

Doors to all bedrooms, bathroom and storage cupboard.



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 1

4.79m x 2.62m (15' 9" x 8' 7") UPVC double glazed window to the front, and radiator.

Bedroom 2

3.84m x 3.28m (12' 7" x 10' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.97m x 2.62m (9' 9" x 8' 7") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising of wc, pedestal sink and panel bath with electric shower over. Tiled flooring, partially tiled walls, obscured uPVC double glazed window to the front and radiator.

Outside

To the front of the property is a paved pathway leading to the entrance door and a gravel flower bed to the side. The rear garden features a paved patio seating area with turfed lawn palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information, the gas boiler is located in the loft, it is 8 years old and was last serviced in 2023.