

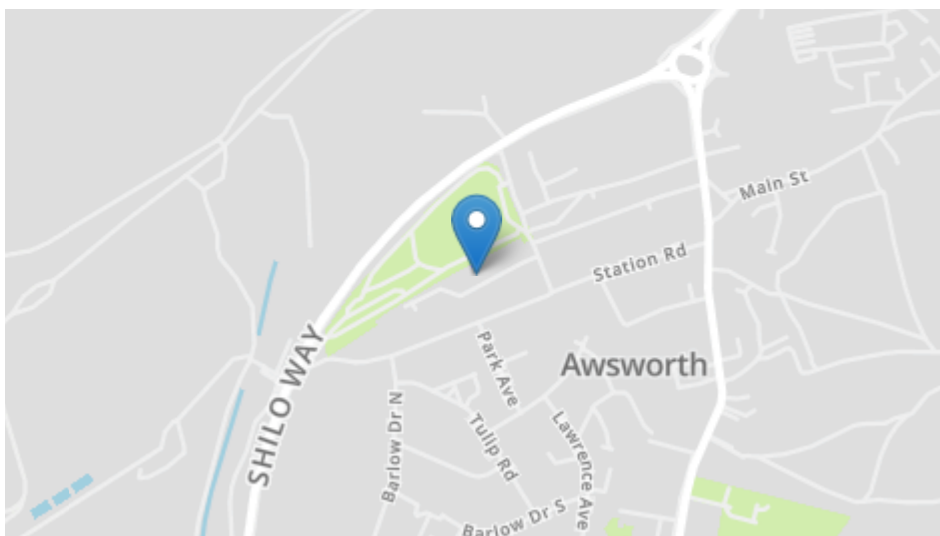
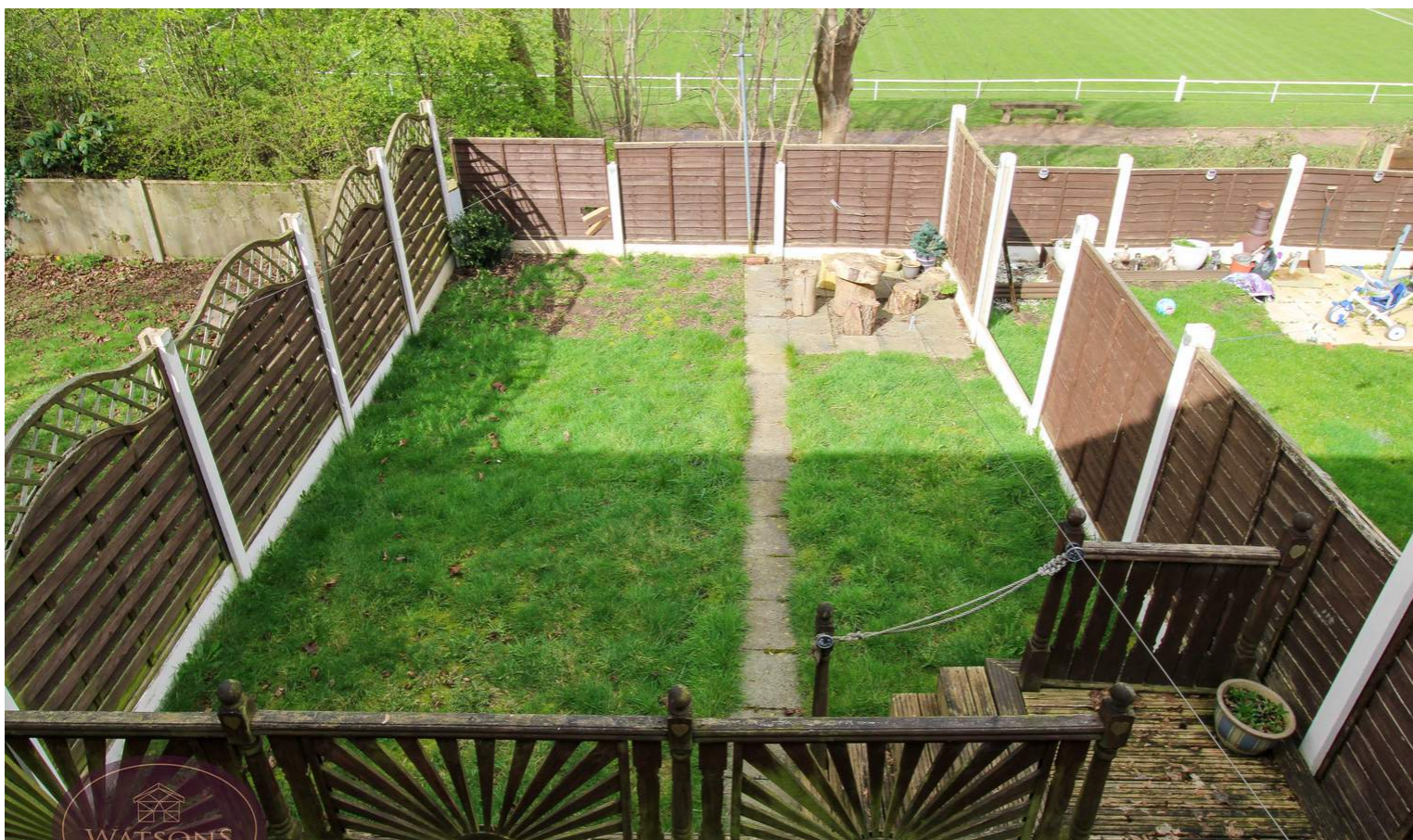
Attewell Road, Awsworth, NG16 2SY

Offers Over £160,000



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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>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(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	



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 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
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 mail@watsons-residential.co.uk  
 Ref - 26213668

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Open Views To The Rear
- Excellent Road & Public Transport Links
- Ease Of Access To A610 & M1
- Ideal First Buy or Investment
- No Upward Chain

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  
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\*\*\* NO UPWARD CHAIN \*\*\* This semi detached in the popular village of Awsworth, is ready & waiting for the next family to call it home. The accommodation comprises in brief; porch, lounge with French doors to the dining room which in turn leads to the kitchen & garden. On the first floor, the landing leads to three bedrooms and the bathroom which is fitted with a three piece suite. Outside, the rear garden has an elevated decking area overlooking Awsworth Villa Football Club, and leads to a turfed lawn with fencing to the perimeter. To the front of the property there is a lawn and pathway leading to the front door. A single garage is located in a nearby block. The village of Awsworth is nestled in between Cossall & Giltbrook, with Ilkeston Train station & Town Centre located just a short drive away. Village amenities include a primary school, public houses & a shopping parade located on Lawrence Avenue. For more information or to book a viewing appointment, call our team.

## Ground Floor

### Porch

UPVC double glazed window and door to the front, door to the entrance hall.

### Entrance Hall

Stairs to the first floor and door to the lounge.

### Lounge

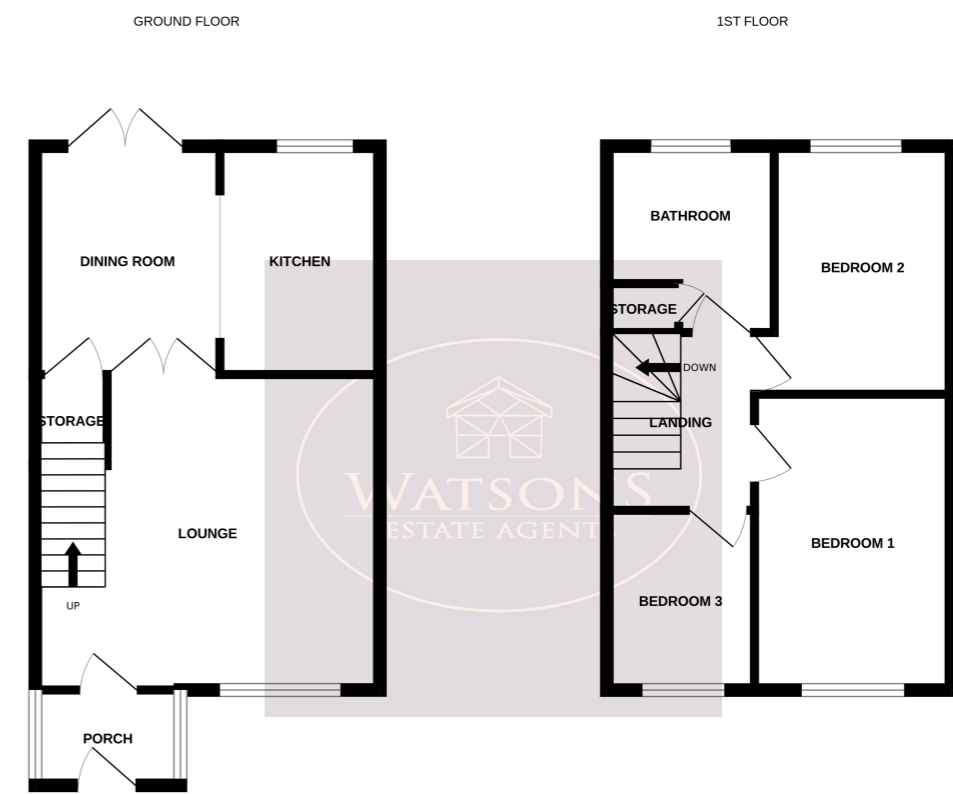
4.16m x 3.58m (13' 8" x 11' 9") UPVC double glazed window to the front, fireplace with inset space for fire, radiator and double doors to the dining room.

### Dining Room

3.04m x 2.38m (10' 0" x 7' 10") Under stairs storage, ceiling spotlights, radiator, open access to the kitchen and uPVC double glazed French doors leading to the rear garden.

### Kitchen

3.01m x 2.04m (9' 11" x 6' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and dishwasher. Ceiling spotlights, radiator and uPVC double glazed window to the rear.



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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## First Floor

### Landing

Doors to all bedrooms and bathroom.

### Bedroom 1

4.16m x 2.56m (13' 8" x 8' 5") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.06m x 2.48m (10' 0" x 8' 2") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.28m x 1.92m (7' 6" x 6' 4") UPVC double glazed window to the front, radiator and access to the attic.

### Bathroom

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

### Outside

To the front of the property is a lawned garden. The rear garden offers a good level of privacy with open views over Awsworth Villa football. The garden comprises of an elevated timber decking seating area, turfed lawn and timber fencing to the perimeter with gated access to the side.