

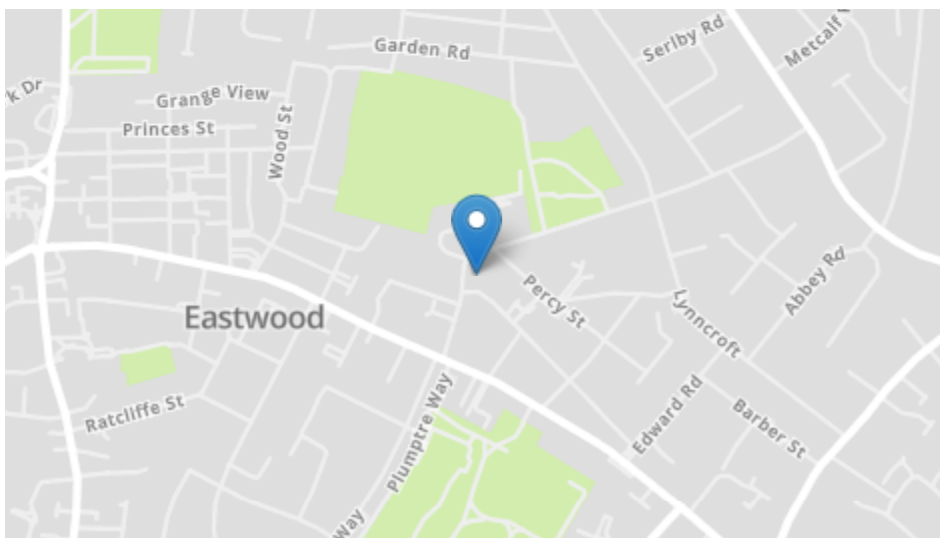
Walker Street, Eastwood, NG16 3EH

£180,000



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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	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 - 27429136

- End Terrace House
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Low Maintenance Garden
- Driveway
- No Upward Chain
- Excellent Value For Money

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
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** DECEPTIVELY SPACIOUS *** Watsons are excited to introduce this bay fronted end terrace home in Eastwood which offers much more space than meets the eye. With 4 bedrooms, 2 reception rooms and high ceilings, you will not believe the asking price! In brief, the accommodation comprises: porch, entrance hall, lounge, dining room, kitchen, wc, upstairs landing to the 4 bedrooms (3 DOUBLE) and family bathroom. Outside, a driveway provides off street parking and busy families will appreciate the modest space to the side which has been paved to make it very easy maintenance. Needless to say, there are a lot of amenities within walking distance, including schools, as well as key road links with the A610 & M1 motorway just a short drive away. Call our sales team now to arrange a viewing.

Ground Floor

Porch

UPVC double glazed entrance door to the front and wooden door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the lounge and dining room.

Lounge

4.67m x 3.97m (15' 4" x 13' 0") UPVC double glazed bay window to the front, radiator and wooden fire place.

Dining Room

5.69m x 4.0m (18' 8" x 13' 1") UPVC double glazed window to the side, radiator and French doors to the rear garden and door to the kitchen.

Kitchen

4.35m x 3.02m (14' 3" x 9' 11") A range of matching base units and floating shelves, work surfaces incorporating a country style sink. Integrated appliances to include: waist height electric oven, electric hob with extractor over and dishwasher. Plumbing for washing machine, understairs storage, wall mounted combination boiler. Radiator, door to the side and door to the WC.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side. Plumbing for washing machine.

First Floor

Landing

Access to the attic, radiator and doors to bedrooms 1, 2 & 3 and bathroom.

Bedroom 1

4.12m x 3.71m (13' 6" x 12' 2") UPVC double glazed window to the front, radiator and door to walk in wardrobe.



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 for any prospective purchase. 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

3.25m x 3.02m (10' 8" x 9' 11") UPVC double glazed window to the side, radiator.

Bedroom 3

3.77m x 3.0m (12' 4" x 9' 10") UPVC double glazed window to the side and radiator. Door to bedroom 4.

Bedroom 4

3.08m x 2.11m (10' 1" x 6' 11") UPVC double glazed window to the side and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmac driveway provides off road parking. The low maintenance garden alongside offers a good level of privacy and comprises a paved patio, timber decking seating area, all enclosed by timber fencing to the perimeter.