

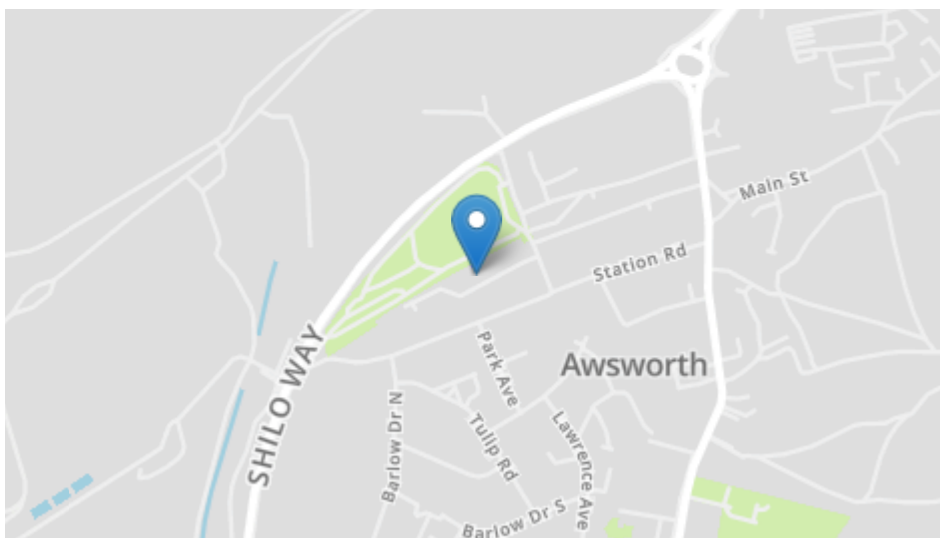
Attewell Road, Awsworth, NG16 2SY

£180,000



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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 - 26114995



- End Town House
- 3 Bedrooms
- Open Plan Dining Kitchen
- Driveway & Garage
- Corner Plot
- Village Location
- Short Drive To Amenities
- 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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\*\*\* A WELL LOVED FAMILY HOME \*\*\* Offered for sale for the second time since it was built, this semi detached in the popular village of Awsworth, is ready & waiting for the next family to call it their forever home. The accommodation comprises in brief; porch, lounge with open plan access to the dining kitchen, first floor landing, three bedrooms and a shower room. The property sits on a generous corner plot with a low maintenance patio area to the rear and lawned gardens with shrub borders to the front and side. A driveway provides ample off road parking and leads to a detached single garage. 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 windows and entrance door, wood effect laminate flooring and door to the lounge.

### Lounge

4.57m x 4.18m (15' 0" x 13' 9") UPVC double glazed window to the front, radiator, wooden fire place surround with inset real flame gas fire. Stairs to the first floor and open access to the dining kitchen.

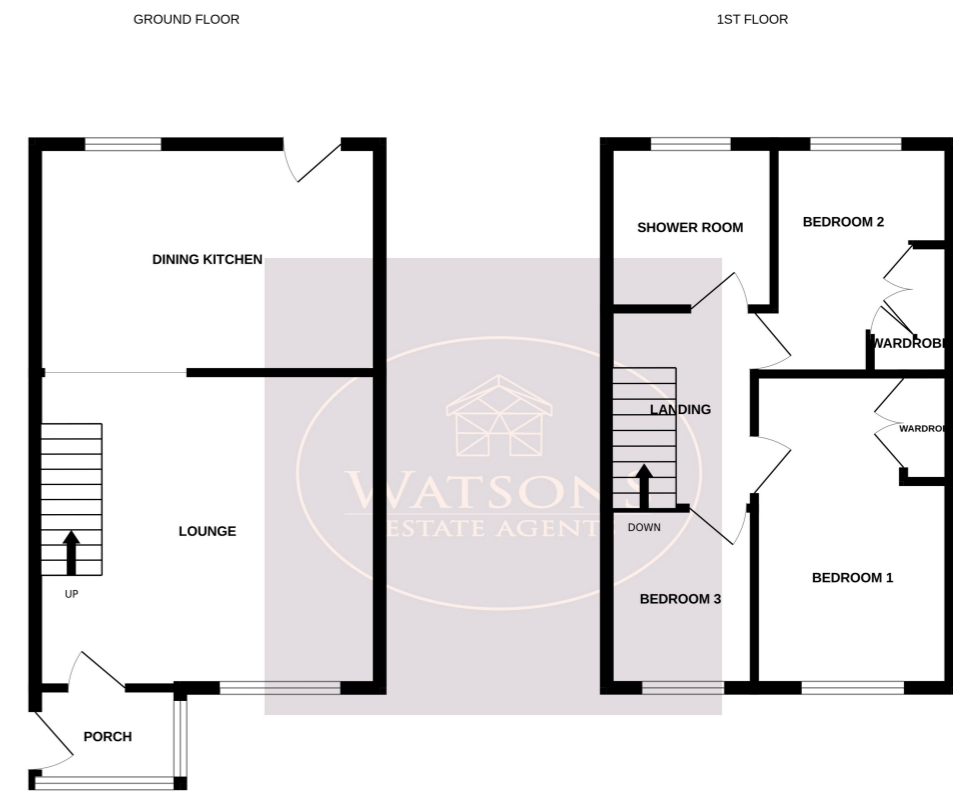
### Dining Kitchen

4.61m x 3.04m (15' 1" x 10' 0") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl ceramic sink & drainer unit. Space for cooker, gas hob with extractor over. Plumbing for washing machine, radiator and 2 uPVC double glazed windows to the rear.

## First Floor

### Landing

Access to the attic (fully boarded with drop down ladder) 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.  
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### Bedroom 1

4.46m x 2.63m (14' 8" x 8' 8") UPVC double glazed window to the front, a range of fitted furniture and radiator.

### Bedroom 2

3.27m x 2.49m (10' 9" x 8' 2") UPVC double glazed window to the rear, a range of fitted furniture.

### Bedroom 3

2.32m x 1.87m (7' 7" x 6' 2") UPVC double glazed window to the front, wall mounted boiler, radiator and access to the attic.

### Bathroom

4 piece suite comprising concealed cistern WC, vanity sink unit, corner shower cubicle with mains fed shower over and bidet. Radiator, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property a concrete driveway provides ample off road parking land leads to the detached single garage with up & over door. The West facing, low maintenance rear garden offers a good level of privacy and comprises a paved patio with flower bed borders. The property sits on a corner plot with the side garden being predominantly lawned with flower beds and shrub borders.