



7 Lawrence Avenue  
Eastwood NG16 3LD

£170,000





## 7 Lawrence Avenue

Eastwood NG16 3LD

Opportunity to purchase a three bedroom semi-detached house on the ever popular Lawrence Avenue. Close to Eastwood town centre & good road links. The property boasts, hallway, lounge, dining room and kitchen with two pantries. On the first floor there are two double bedrooms and smaller single, bathroom and separate w.c. Outside to the rear is an enclosed garden mainly laid to lawn with fence and hedge boundaries. To the front is a low maintenance gravelled area with driveway parking.

Eastwood Town Centre has a wide range of amenities including shops, library, eateries, cafes and bus stops with routes to various destinations. Ikea Retail Park & Sainsburys Supermarket are close by. A number of recreational parks are also within walking distance, Langley Mill train station, A610 and the M1 motorway is easily accessible.







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### Entrance Hall

10'0" x 5'11" (3.06 x 1.82)

Accessed via the uPVC front door with further doors to the lounge and kitchen. Stairs up to first floor, radiator, uPVC double glazed window to side elevation.

### Lounge

15'1" (into bay) x 12'9" (4.62 (into bay) x 3.9)

Stone effect fireplace with gas fire, radiator, double glazed uPVC bay window, French doors to dining room, door to hall.



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### Dining Room

11'2" x 9'11" (3.41 x 3.04)

Double glazed uPVC window to rear, French doors into lounge, open to kitchen, storage cupboard.

### Kitchen

8'6" x 7'7" (2.60 x 2.32)

Free standing gas oven and hob, stainless steel sink and drainer, range of floor and wall cupboards, laminate work tops with tiled splash backs, tiled floor, space for washing machine, 2 pantries, uPVC window to side elevation, uPVC door to rear and door to hall.



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### First Floor

#### Landing

uPVC double glazed window to side elevation, Loft hatch.

#### Bedroom One

12'8" (max) x 11'8" (3.87 (max) x 3.56)

Double glazed uPVC window to front elevation, Built in storage cupboard, radiator, tv point, wooden floor boards.





### Bedroom Two

11'7" x 10'0" (3.54 x 3.05)

Double glazed uPVC window to rear elevation, radiator, storage cupboard, wooden floor boards.

### Bedroom Three

9'8" (max) x 7'3" (2.95 (max) x 2.21)

Double glazed uPVC windows to front and side elevation, storage cupboard housing gas combi boiler, radiator, wooden floor boards.



### Bathroom

7'1" (max) x 5'6" (2.18 (max) x 1.7)

Bath with mixer tap shower over and shower curtain. Pedestal wash hand basin, radiator, frosted double glazed uPVC window to rear elevation, fully tiled walls, wooden floor boards.

### W.C.

4'1" x 2'7" (1.27 x 0.80)

W.C., frosted double glazed uPVC window to side elevation, wooden floor boards.



### Outside

#### Front Garden

Wall to front of property with wrought iron drive way gates leading to drive and gravel low maintenance garden, path to side of property leading to side gate and access to the rear garden.

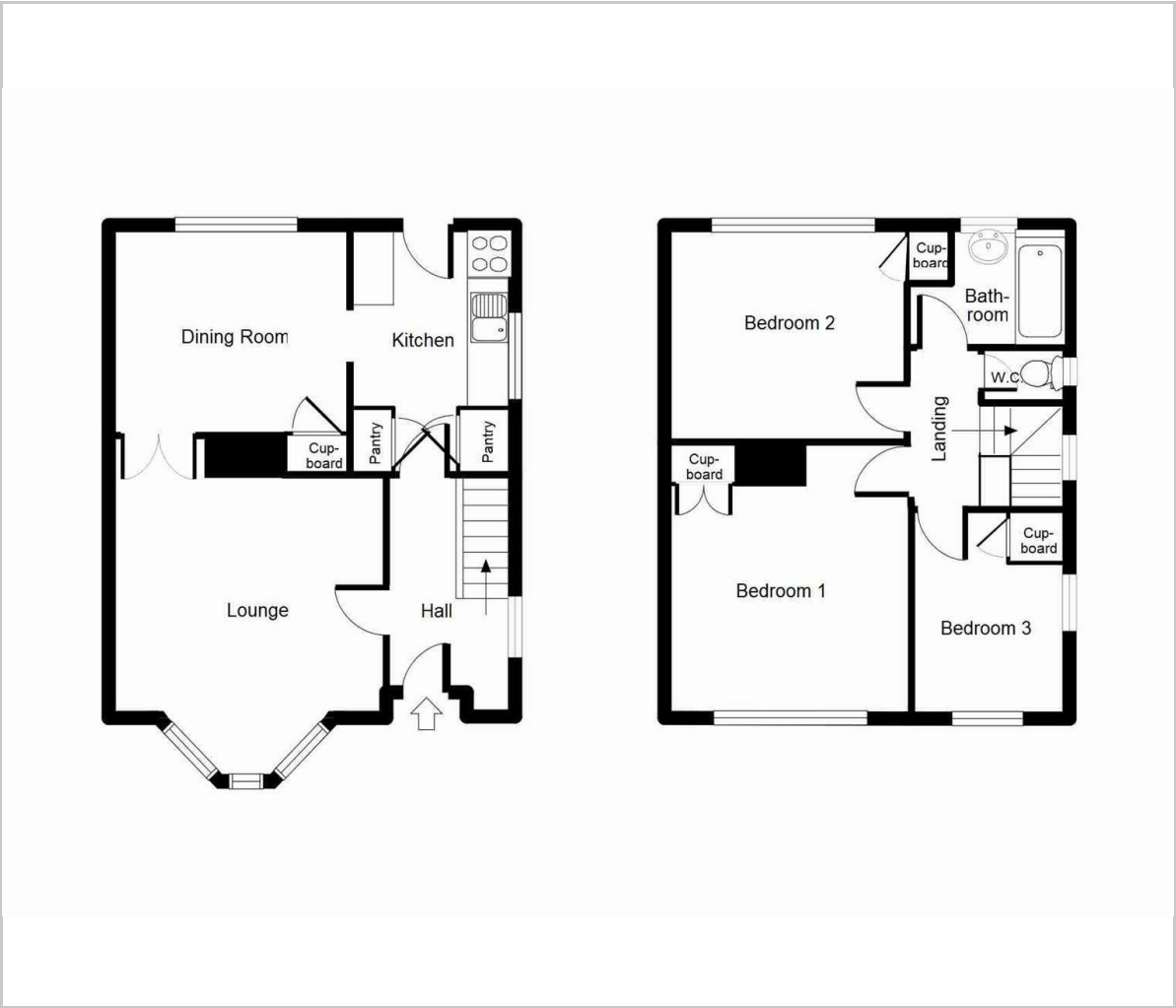
#### Rear Garden

Patio area, with steps up to good size lawned area with central concrete path, brick built outbuildings (including w.c.), wooden shed, hedge and fence boundaries.





Floor Plan



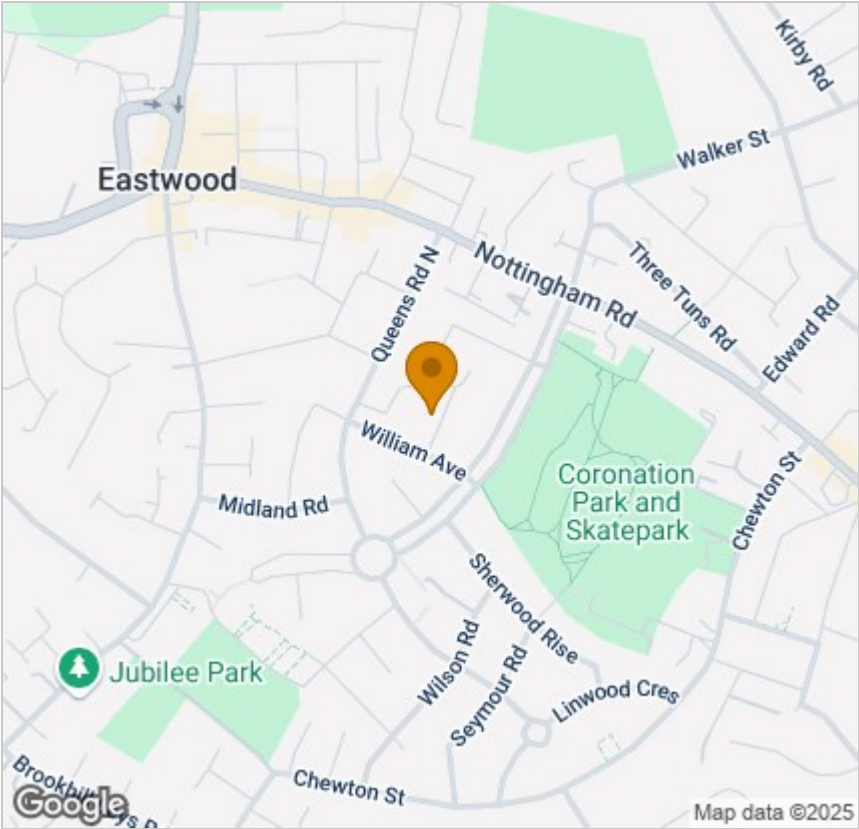
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

