



lighthouse

estate agents



50 Lawrence Avenue, NG17 8JW

Offers In The Region Of £170,000

Lighthouse Estate Agents are pleased to offer this charming property located on Lawrence Avenue in the picturesque Kirkby-In-Ashfield, Nottingham. This delightful semi-detached house boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space.

The property features a traditional design that exudes warmth and character, making it a welcoming place to call home. Having one bathroom, this house offers convenience and comfort for everyday living. One of the standout features of this property is the off-road parking available for two vehicles, ensuring that parking will never be a hassle for you or your guests. Additionally, the absence of an upward chain means a smoother and quicker transition for those looking to make this house their new home. New central heating system fitted July 2023, all new radiators in every room.

Don't miss out on the opportunity to own this lovely property in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your own.

Entrance Hall 11'10" x 5'10" (3.63 x 1.80)



Bedroom Two 13'4" x 9'8" (4.07 x 2.97)



Reception Lounge 14'4" x 12'11" (4.37 x 3.96)



Kitchen Diner 12'9" x 9'3" (3.91 x 2.82)



Bedroom Three 9'3" x 8'5" (2.84 x 2.57)



First Floor Landing



Bedroom One 13'4" x 12'7" (4.07 x 3.85)



Bathroom 8'3" x 5'6" (2.54 x 1.70)



Front Garden & Driveway

Enclosed Rear Garden

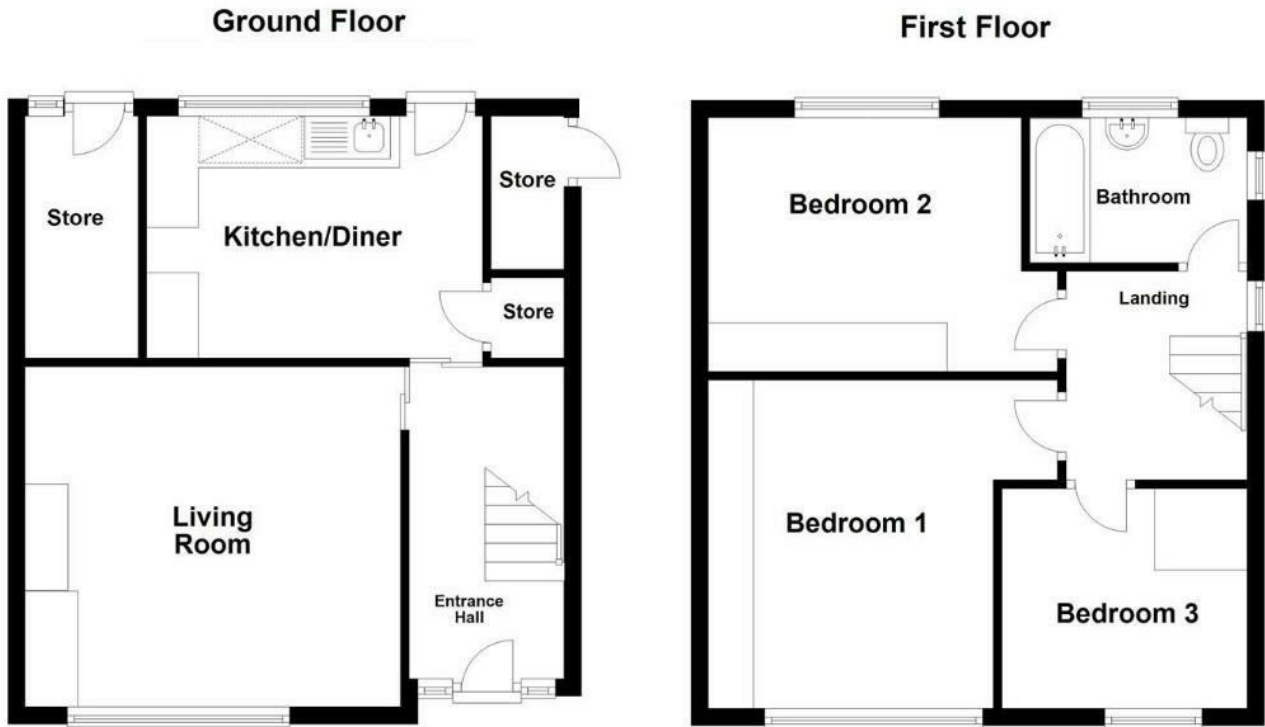
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Floor Plan

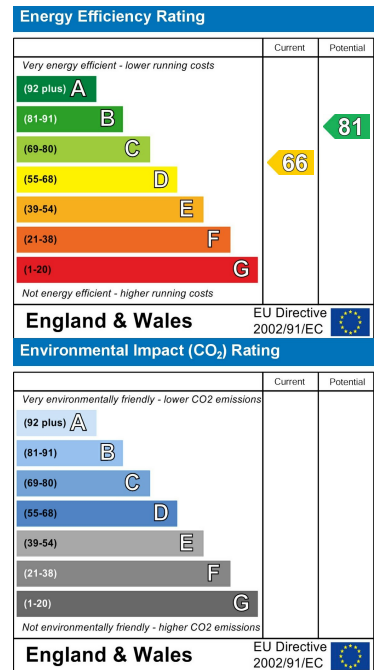


Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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