



Forge Row  
Ironville Nottingham



# Forge Row Ironville Nottingham NG16 5PG

for sale offers over  
**£150,000**



## Property Description

A three bedroom end-terraced property situated in the popular residential location of Ironville. Forge row is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes, and major road links. In brief the property briefly comprises of an entrance lounge, dining room leading to a fitted kitchen with access to the to the Garden and the downstairs bathroom. To the first floor the landing leads to all bedrooms. Outside the property has a space to the side of the property providing off road parking and an enclosed rear garden separate to the rear courtyard. Viewings are highly recommended!

## Lounge

The property is entered via a composite front door leading into the lounge where there is carpet flooring, double glazed bow window to the front elevation, a radiator, understairs storage, wooden beam to the ceiling, fireplace and opening leading to the dining room.

## Dining Room

Having carpet flooring, double glazed windows to the side and rear elevations, door to the stairs, log burner with brick surround and door leading into the kitchen.

## Kitchen

Fitted with matching wall and base units with work surfaces over, inset Belfast sink with mixer tap over, integrated electric hob with extractor over, integrated eye-level oven, plumbing and space for washing machine and dishwasher, space for under counter fridge and freezer, double glazed window to the side elevation, tiled splashbacks, tiled flooring and door leading to the rear hall.

## Rear Hall

Having storage cupboard, door to the side leading to the rear garden and door leading into the family bathroom.



## Family Bathroom

Fitted with a three piece suite comprising of a P-shaped bath with mains fed shower over, glazed shower screen and part panelling, low level W.C and wash hand basin built into vanity unit, vinyl flooring, extractor fan, double glazed window to the side elevation and chrome heated towel radiator.

## First Floor Landing

Having carpet flooring and doors off to the bedrooms.

## Bedroom One

Having double glazed window to the rear elevation, over stairs storage cupboard, wooden flooring, a radiator and built-in storage.

## Bedroom Two

Having double glazed window to the front elevation, wooden flooring, a radiator and built-in storage.

## Bedroom Three

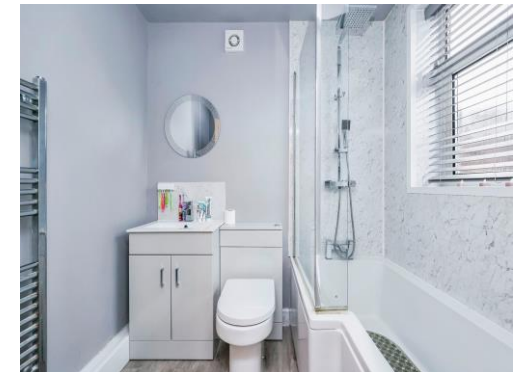
Having double glazed window to the front elevation and wooden flooring.

## Front

To the front the property has a courtyard area leading to the entrance door and has a boundary wall, with parking for your vehicle next to the side.

## Rear

To the rear the gardens split into two sections, the first being block paved with a shed and boundary wall. The second section is mainly laid to lawn with a paved area and is enclosed with fencing.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/EWD206235](http://burchelledwards.co.uk/Property/EWD206235)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD206235 - 0004