



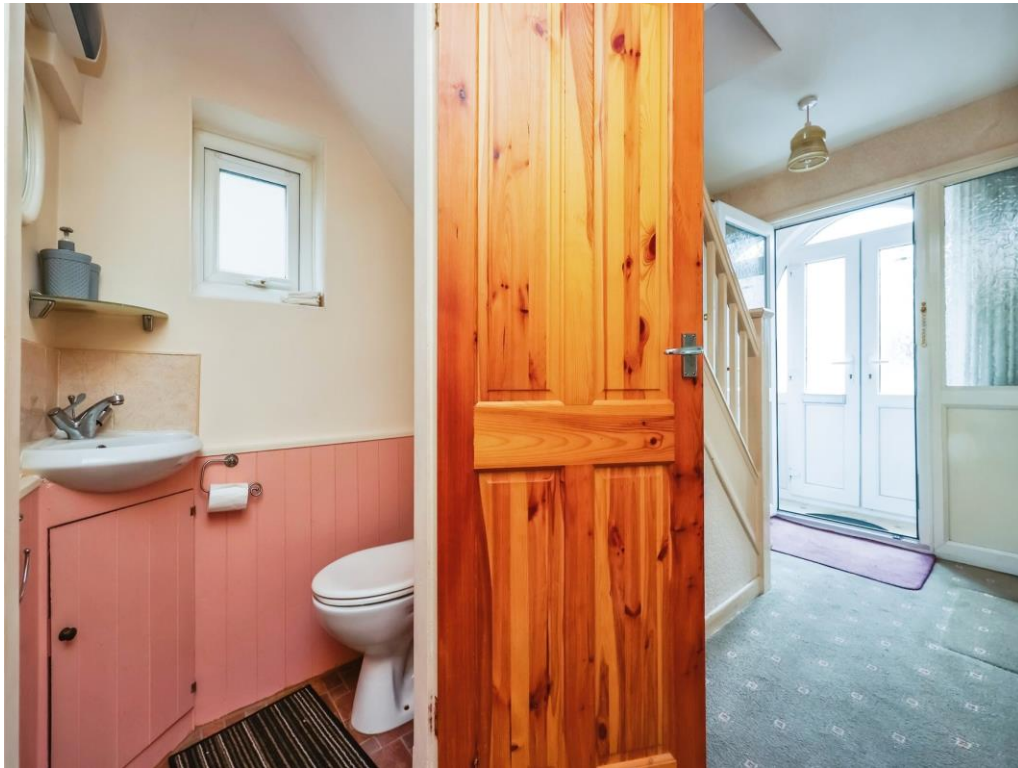
Walker Street  
Eastwood Nottingham





# Walker Street Eastwood Nottingham NG16 3FP

for sale offers in excess of  
**£190,000**



## Property Description

We are pleased to present this spacious three bedroom semi-detached property in the popular residential location of Eastwood. Walker street is situated in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links including the A610 and junction 26 of the M1. In brief the accommodation comprises of a entrance hallway lounge, dining room, conservatory and fitted kitchen to the rear leading to the garden. To the first floor are three good sized bedrooms and a family bathroom. The property is both UPVC double glazed throughout and gas centrally heated. Outside, there is a gate leading to the off road parking and to the rear is a good sized secure garden.

## Ground Floor

### Entrance Porch

With a UPVC door to the front as well as access to the entrance hall.

### Entrance Hall

Accessed via a door from the entrance porch. From the hall you have access to the lounge, dining room, kitchen, storage cupboard and cloakroom. You will also find stairs leading to the first floor.

### Cloakroom

Fitted with a low level W/C and wash hand basin as well as a double glazed window to the side.

### Lounge

11' 6" x 10' 5" Into recess ( 3.51m x 3.17m Into recess )

With an open coal fire with feature surround, radiator, carpet flooring and a double glazed bay window to the front.

### Dining Room

11' 5" x 10' 6" Into recess ( 3.48m x 3.20m Into recess )

With a double glazed window to the rear, door leading to the conservatory, storage cupboard, radiator and laminate flooring.

### Conservatory

9' 5" x 9' 2" ( 2.87m x 2.79m )

With doors leading out into the garden, radiator and laminate flooring.

### Kitchen

11' 5" x 6' 10" ( 3.48m x 2.08m )

A fitted kitchen with a range of wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With space and plumbing for a washing machine, radiator, space for an undercounter fridge, induction hob, double glazed windows to the side and rear as well as a skylight to the rear.

## First Floor

### Landing

Giving access to the three bedrooms and bathroom and a double glazed window to the side.

### Bedroom One

11' 6" Max x 10' 6" Max ( 3.51m Max x 3.20m Max )  
With a double glazed window to the front, fitted wardrobes and radiator.

### Bedroom Two

11' 6" x 8' 5" Plus wardrobes ( 3.51m x 2.57m Plus wardrobes )  
With a double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom Three

8' 11" x 6' 8" ( 2.72m x 2.03m )  
With a double glazed window to the front and radiator.

### Bathroom

A fitted suite comprising of paneled bath with shower over, pedestal wash hand basin, low level W/C and chrome heated towel rail. There is also a double glazed obscure window to the rear.

## Outside

### Front

To the front you will find a garden with wrought iron fencing opening onto the driveway. There is also a gate to the side leading to the rear garden.

### Rear

To the rear you will find an enclosed garden offering a patio area and seating area. The garden has mature shrubs and garden shed and fenced borders.



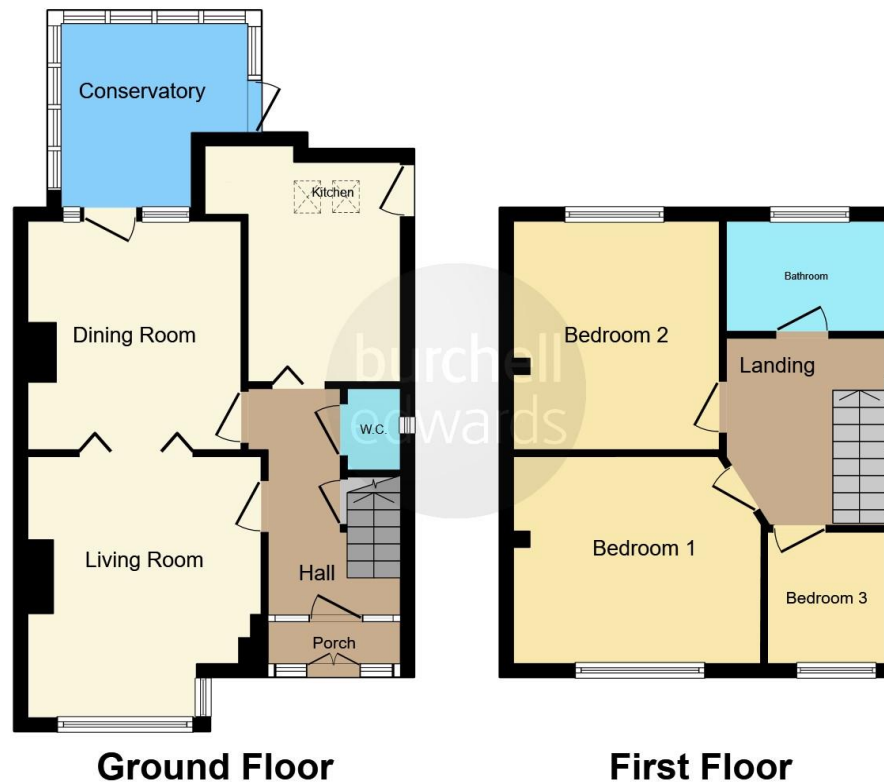












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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