



Walker Street  
Eastwood NOTTINGHAM



### Property Description

An ideal first time buy, four bedroom mid-terrace property in the popular location of Eastwood. Walker street 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 comprises of an attractive lounge leading to the dining room and a fitted kitchen. To the first floor are two double bedrooms a single bedroom and a family bathroom suite, then up a further flight of stairs is the final bedroom with wardrobe area too. The property is UPVC double glazed and gas centrally heated. Outside, the rear garden is low maintenance with lawn and patio areas with a secured fence boundary. Call today to secure your viewing!

### Lounge

11' 6" x 11' ( 3.51m x 3.35m )  
The property is accessed via UPVC door to the front leading into the lounge where there is windows to the front elevation and door to inner hall.

### Inner Hall

Having stairs off to the first floor and door to living room.

### Living Room

14' x 11' 6" ( 4.27m x 3.51m )  
Having double glazed window to the rear elevation, laminate flooring, electric fireplace and door to kitchen.

### Kitchen

9' 7" x 7' 1" ( 2.92m x 2.16m )  
Having wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, splashback tiles, cooker point, tiled flooring, double glazed window and door to the side elevation.



## First Floor Landing

Having stairs off to the second floor and doors off to:-

### Bedroom Two

14' 3" x 8' 5" ( 4.34m x 2.57m )

Having two double glazed windows to the front elevation, carpet flooring and a radiator.

### Bedroom Three

13' 5" x 9' 5" ( 4.09m x 2.87m )

Having a double glazed window to the rear elevation, carpet flooring and a radiator.

### Bedroom Four

8' x 5' 4" ( 2.44m x 1.63m )

Having double glazed window to the front elevation, laminate flooring and a radiator.

### Bathroom

Having a bath with shower over, vanity wash hand basin and low level W.C, vinyl flooring, partly tiled walls and double glazed obscured window to the rear elevation.

### Bedroom One

11' 6" x 8' 7" ( 3.51m x 2.62m )

Having two velux windows, carpet flooring and a radiator.

### Front

To the front of the property is a boundary wall leading to the entrance door.

### Rear

To the rear the garden is mainly laid to lawn with paved patio area and fenced boundaries.









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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EPC Rating: E    Council Tax  
 Band: A

Tenure: Freehold

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