

CHARLES  
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ESTATE AGENTS & SOLICITORS

38 Brookhill Leys Road  
Eastwood NG16 3HZ

£180,000



## 38 Brookhill Leys Road

Eastwood NG16 3HZ

This two bedroom traditional semi-detached house in the popular town of Eastwood close to good schools, bus routes and road links. The property comprises of lounge, Newly fitted kitchen/diner, two good size bedrooms & Newly fitted bathroom. Outside to the front is off road parking for one car & a good size garden ideal for green fingered enthusiast.

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





### Entrance Hallway

Stairs to first floor & door to lounge.

### Lounge

13'9" x 12'7" (4.19m x 3.84m)

Brick fireplace, shelving, TV point, radiator  
New carpet & double glazed bay window to the front elevation.

### Kitchen/Diner

14'3" x 11'7" (4.34m x 3.53m)

Wall, base & drawer units with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, electric oven & hob with extractor over, space & plumbed for washing machine, space for fridge, under stairs storage cupboard, tiled flooring, radiator, double glazed window to rear elevation & door into conservatory.



### Conservatory

11'2" x 8'1" (3.40m x 2.46m)

Double glazed conservatory overlooking the rear garden with poly carbonate roof & French doors.

### First Floor Landing

Doors off, loft hatch with ladder & light, double glazed window to the side elevation.

### Bedroom One

16'0" x 12'2" (4.88m x 3.71m)

New carpet, TV point, radiator & two double glazed windows to the front elevation.

### Bedroom Two

11'7" x 11'2" (3.53m x 3.40m)

New carpet, radiator & double glazed window to the rear elevation.

### Bathroom

8'1" x 7'2" (2.46m x 2.18m)

Bath with shower over, low flush WC, wash hand basin in vanity, fully tiled walls & floor, heated towel rail & frosted double glazed window to the rear elevation.

### Outside

#### Front Garden

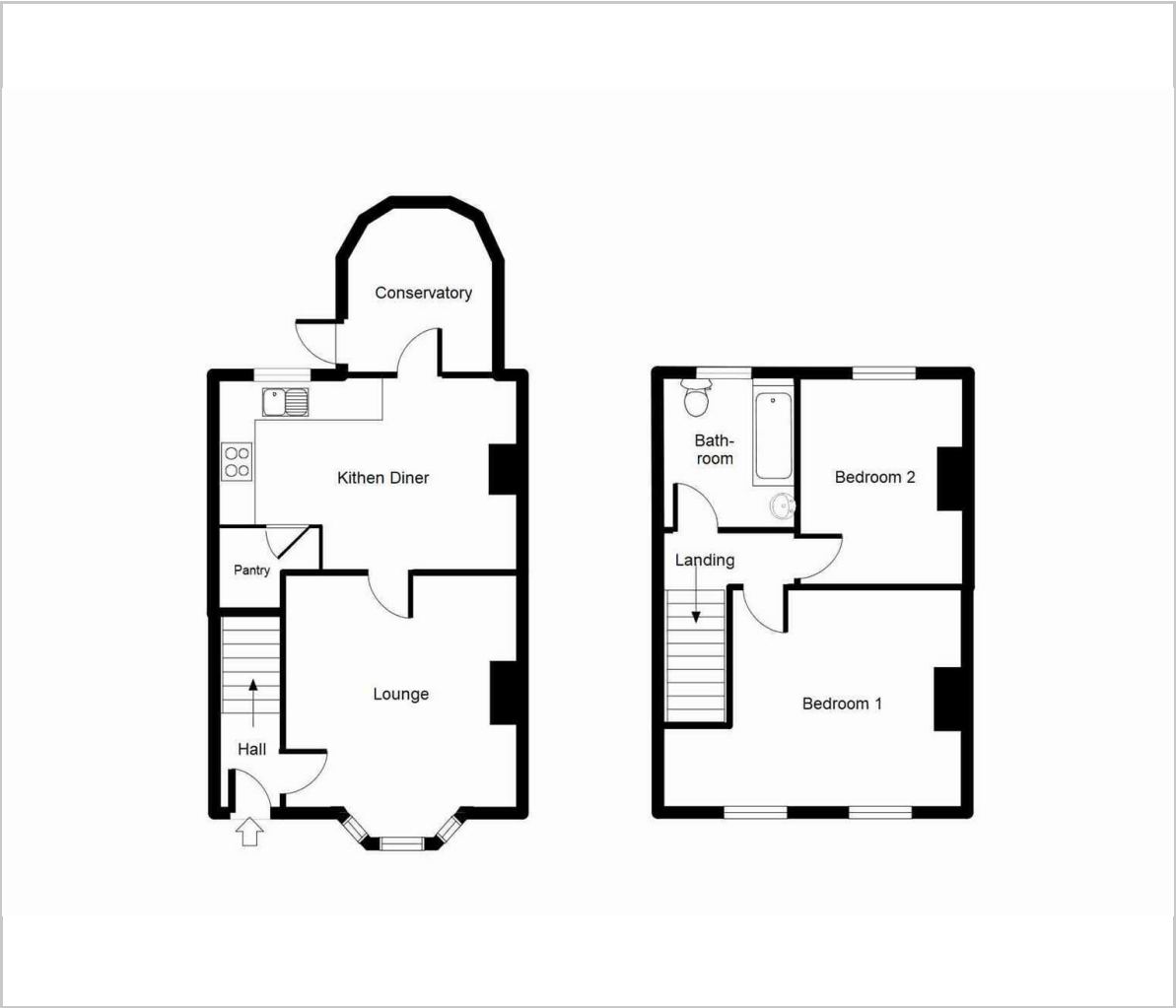
Gravel frontage with parking for one car.

#### Rear Garden

Good size rear garden with wooden shed, fence boundary.



Floor Plan



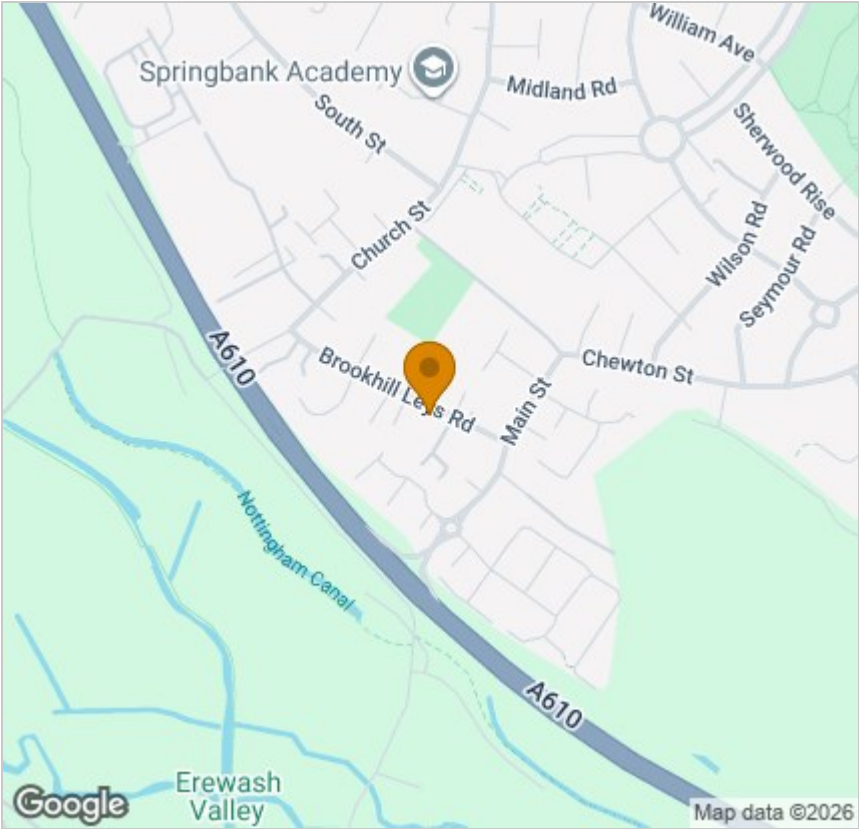
Viewing

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

