

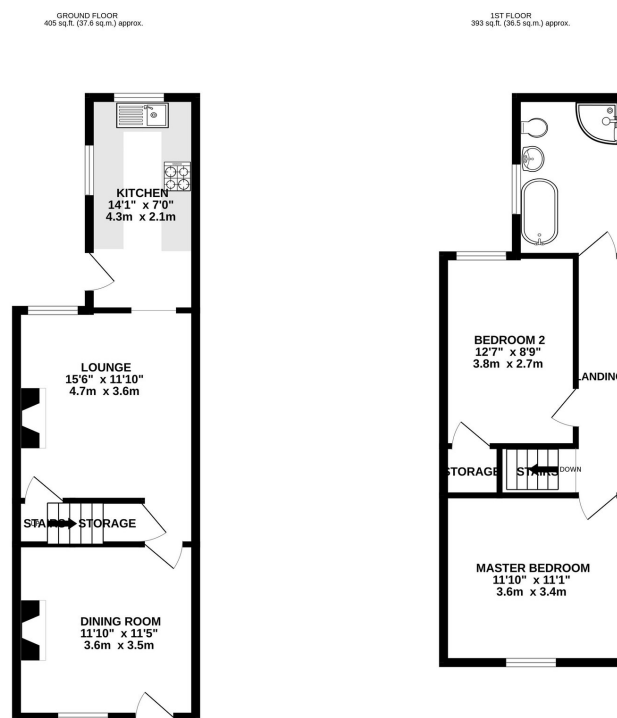
95 Awsworth Road,

£160,000

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- Beautifully Presented
- Semi Detached Home
- Landscaped, Low Maintenance Rear Garden
- New Combi Boiler
- Two Reception Rooms
- Within Walking Distance of the Erewash Canal
- Two Double Bedrooms
- New Roof
- Popular and Convenient Location
- Must Be Viewed



TOTAL FLOOR AREA: 798 sq ft (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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REF: NH1497

A great opportunity to get onto the property ladder with this beautifully presented, two bedroom semi detached home that has been very much improved and updated by its current owners, and is located in a popular residential location within walking distance of the Erewash Canal and conveniently located for the A610 and the M1 Motorway. Close to the town centre, yet far enough away for the peace and tranquility that the canal offers, this home is ideal for the busy

NICOLA HINITT



@ nicola.hinitt@exp.uk.com

🌐 nicolahinitt.exp.uk.com

📞 07496 276 270

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