



17 Cromford Road  
Langley Mill Nottingham NG16 4ED

£130,000



## 17 Cromford Road

Langley Mill Nottingham NG16 4ED

Two-storey end-terraced commercial retail unit spanning the ground and first floor and benefits from a prominent position, Occupiers close by include Asda & a number of local shops, restaurants/take aways and convenience store, The accommodation offers two rooms to the ground floor with a kitchen, utility and W.C. Upstairs and there is two more rooms and a bathroom. Outside there is a garden with a brick outbuilding.

The location of Langley Mill borders Derbyshire & Nottinghamshire with excellent transport links with the A610, M1 motorway & Langley mill train station close by.







#### **Inner lobby**

9'3" x 4'2" (2.82m x 1.27m)

Doors leading off to kitchen & WC, door to rear lobby.

#### **Rear Room**

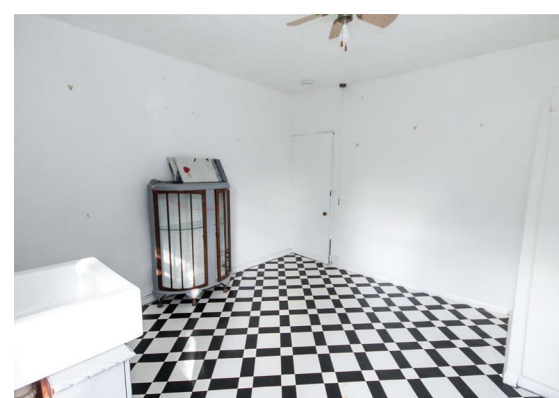
10'1" x 9'2" (3.07m x 2.79m)

With lighting, power & laminate flooring.

#### **Front Room**

13'6" x 12'4" (4.11m x 3.76m)

Shop front window with wooden door leading into a good size space with power, lighting & laminate flooring.



#### **Kitchen**

7'10" x 6'0" (2.39m x 1.83m)

Double glazed window to the rear elevation, wall & base units, laminate worktop, Stainless steel sink & drainer, lighting & cushion flooring.

#### **Downstairs WC**

7'4" 3'1" (2.24m 0.94m)

Frosted double glazed window to the rear elevation, low flush WC, wash hand basin & cushion flooring.

#### **Downstairs Hallway**

Door to rear & stairs to first floor.

#### **First Floor**

##### **Front Room**

14'6" x 12'6" (4.42m x 3.81m)

Double glazed window to the front elevation, power & lighting, storage cupboard & cushion flooring.

##### **Rear Room**

12'7" x 11'3" (3.84m x 3.43m)

Double glazed window to the rear elevation, cupboard housing boiler, power & lighting, door leading into bathroom.

##### **Bathroom**

8'2" x 6'4" (2.49m x 1.93m)

Frosted double glazed window to the rear elevation, panelled bath with shower over, low flush WC, part tiled walls, heated towel rail & cushion flooring.

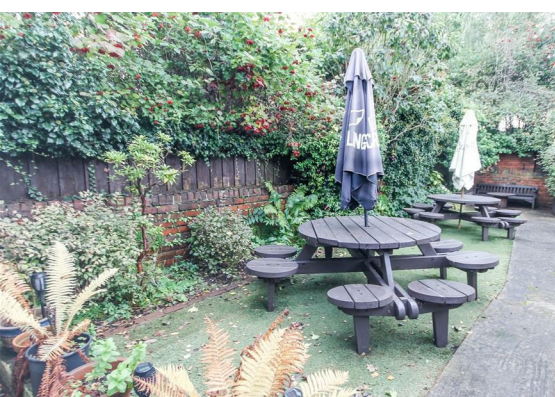
#### **Outside**

##### **Rear Garden**

Rear garden with a brick wall boundary to one side.

#### **N.B**

Please ask agent about flooding.





## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD  
Tel: 01773 535535 Email: [property@charlesnewton.co.uk](mailto:property@charlesnewton.co.uk) [www.charlesnewton.co.uk](http://www.charlesnewton.co.uk)

## Area Map



## Energy Efficiency Graph

