

CHARLES & CO
NEWTON

ESTATE AGENTS & SOLICITORS



58 Cromford Road
Langley Mill NG16 4EW

£140,000

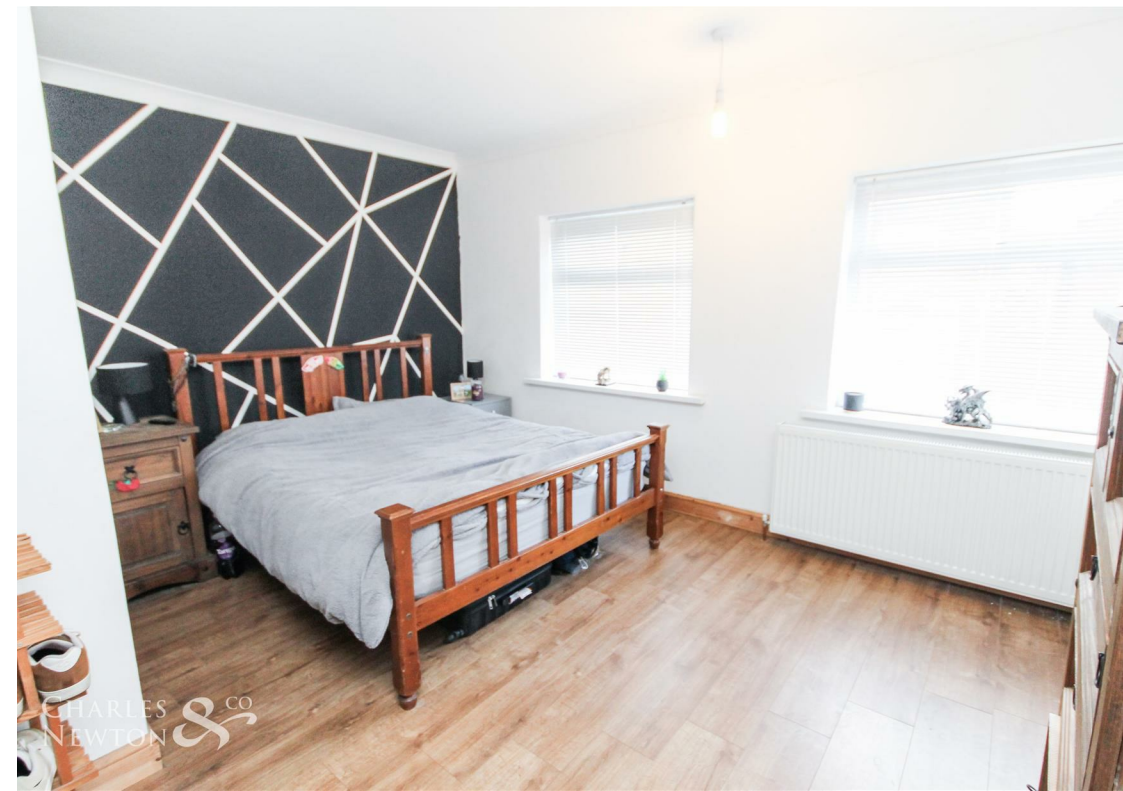


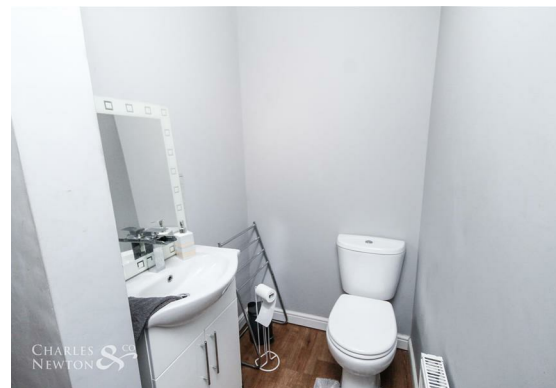
58 Cromford Road

Langley Mill NG16 4EW

Move straight in to this spacious three bedrooom Victorian mid-terrace home offering a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. Newly fitted modern kitchen, downstairs bathroom as well as an upstairs shower room and three well-proportioned bedrooms. Outside is an easy to maintain enclosed rear garden and parking to the front of the property.

Cromford Road is situated in Langley Mill close to the train station, A610 & M1 Motorway, local amenities are close by including, shops & cafes with Langley Mill primary school in walking distance.





Lounge

15'2" x 11'6" (4.62m x 3.51m)

Double glazed front door, double glazed window to the front elevation, wooden fireplace with cast iron log burner, coving to ceiling, TV point, cupboard housing consumer unit & meters, radiator, laminate flooring & twin glazed doors into dining room.

Dining Room

15'4" x 10'10" (4.67m x 3.30m)

Circular brick feature arch with twin glass doors, double glazed window to the rear elevation, coving to ceiling, radiator & laminate flooring, stairs to the first floor.

Kitchen

11'2" x 6'2" (3.40m x 1.88m)

Double glazed window & door to the side elevation, range of wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, built in electric oven with gas hob & extractor over, wall mounted boiler, built in fridge & freezer, radiator & laminate flooring, door to bathroom.

Downstairs Bathroom

6'2" x 5'10" (1.88m x 1.78m)

Frosted double glazed window to the rear elevation, low flush WC, panelled bath, wash hand basin, heated towel rail & laminate flooring.



First Floor

Bedroom One

15'1" x 11'11" (4.60m x 3.63m)

Two double glazed windows to the front elevation, radiator & laminate flooring.

Bedroom Two

10'10" x 6'5" (3.30m x 1.96m)

Double glazed window to the rear elevation, radiator & laminate flooring.

Bedroom Three

7'8" x 7'11" (2.34m x 2.41m)

Double glazed window to the rear elevation, radiator & laminate flooring.

Shower Room

10'11" x 3'11" (3.33m x 1.19m)

Walk-in shower cubicle with mains feed shower & UPVC wall panelling, low flush WC, vanity wash hand basin, UPVC panelled ceiling with spot lights & laminate flooring.

Outside

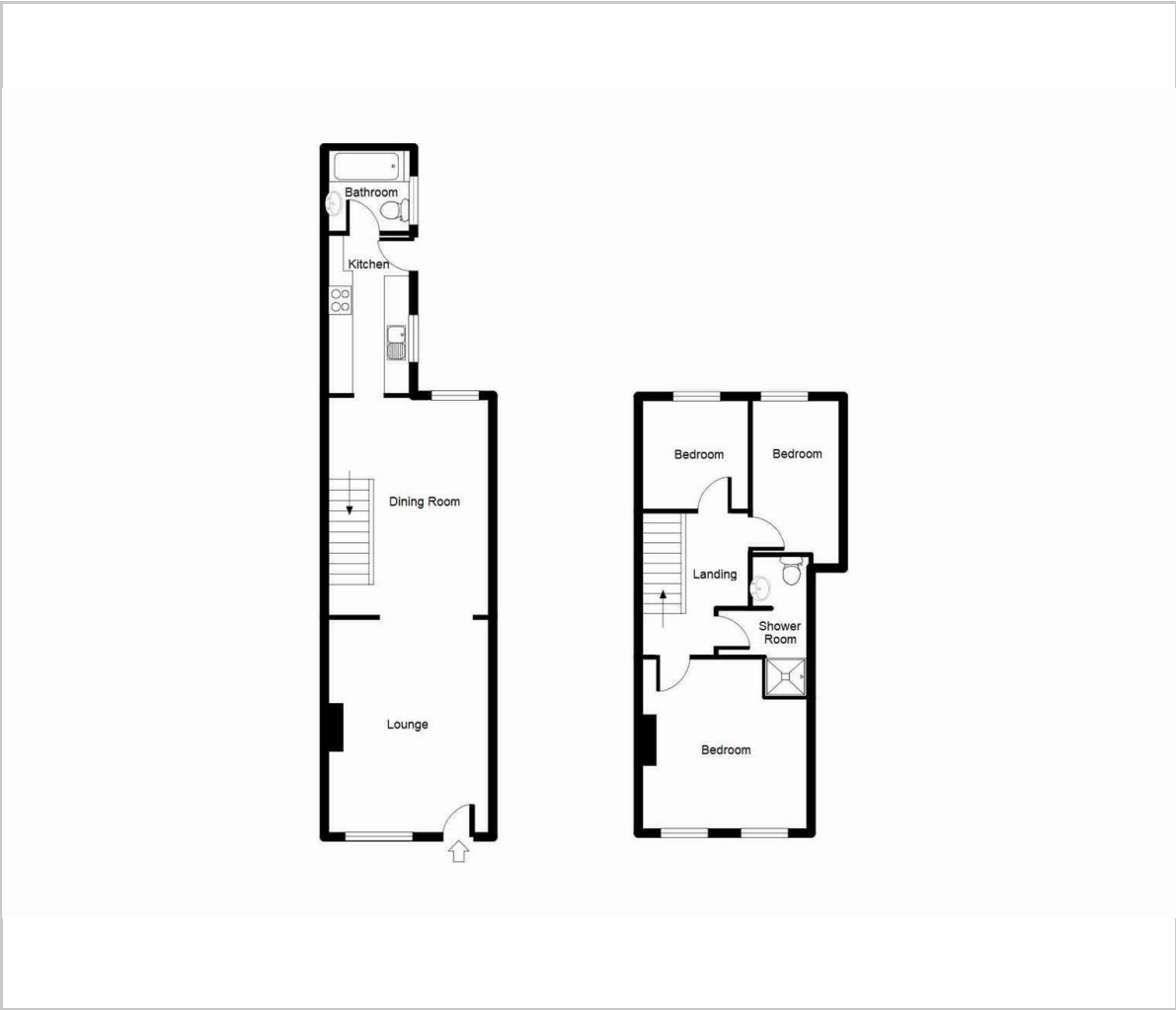
Rear Garden

Enclosed rear garden with artificial grass, pathway, fence & wall boundary.

Front Garden

Hard standing to the front for parking.

Floor Plan



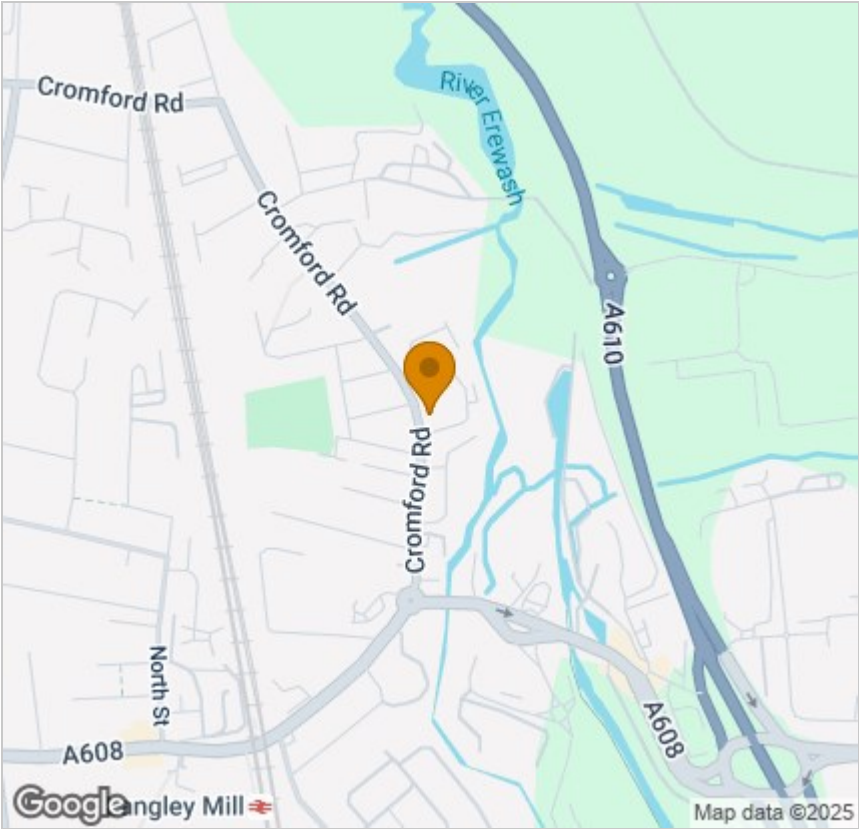
Viewing

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 firms 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 www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

