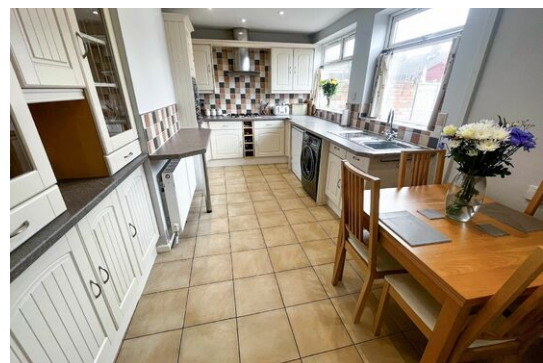
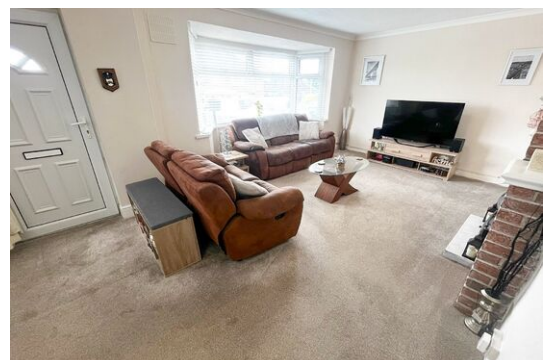


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Greenfields Langley Mill , NG16 4GJ £185,000



### **FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- OFF STREET PARKING
- GARAGE / CAR PORT
- REAR GARDEN
- GOOD SIZED LOUNGE
- KITCHEN DINER
- UTILITY AREA
- VIEWING ESSENTIAL
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

**COUNCIL TAX BAND: A EPC RATING: D**

#### Lounge

6.56 m x 3.48 m (21'6" x 11'5")

UPVC bay window to front, UPVC window to side, feature fireplace with gas fire, tv point, radiator, door to kitchen diner.

#### Kitchen Diner

5.58 m x 2.77 m (18'4" x 9'1")

Two UPVC windows to rear, a fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, tiled flooring, integrated oven, hob and extractor, integrated microwave, integrated fridge freezer, plumbing for washing machine, radiator, spot lights. opening to rear hall.

#### Rear Hall

Door to Utility area, and UPVC door to garage / car port.

#### Utility Room

UPVC window to rear, space for drier, tiled flooring.

#### First floor landing

UPVC window to side aspect, doors to bedrooms and bathroom, storage cupboard.

#### Bedroom One

3.57 m x 3.52 m (11'9" x 11'7")

UPVC window to front aspect, fitted wardrobes and storage, radiator.

#### Bedroom Two

2.92 m x 3.86 m (9'7" x 12'8")

UPVC window to rear aspect, radiator.

#### Bedroom Three

3.14 m x 2.25 m (10'4" x 7'5")

UPVC window to front aspect, radiator.

#### Bathroom

UPVC window to rear aspect, fitted bathroom suite comprising of P shaped panelled bath with shower above and shower screen, WC and pedestal hand wash basin, tiled walls, spot lighting, radiator.

#### Garage

Up and over door to the front, door to storage cupboard, door to rear garden.

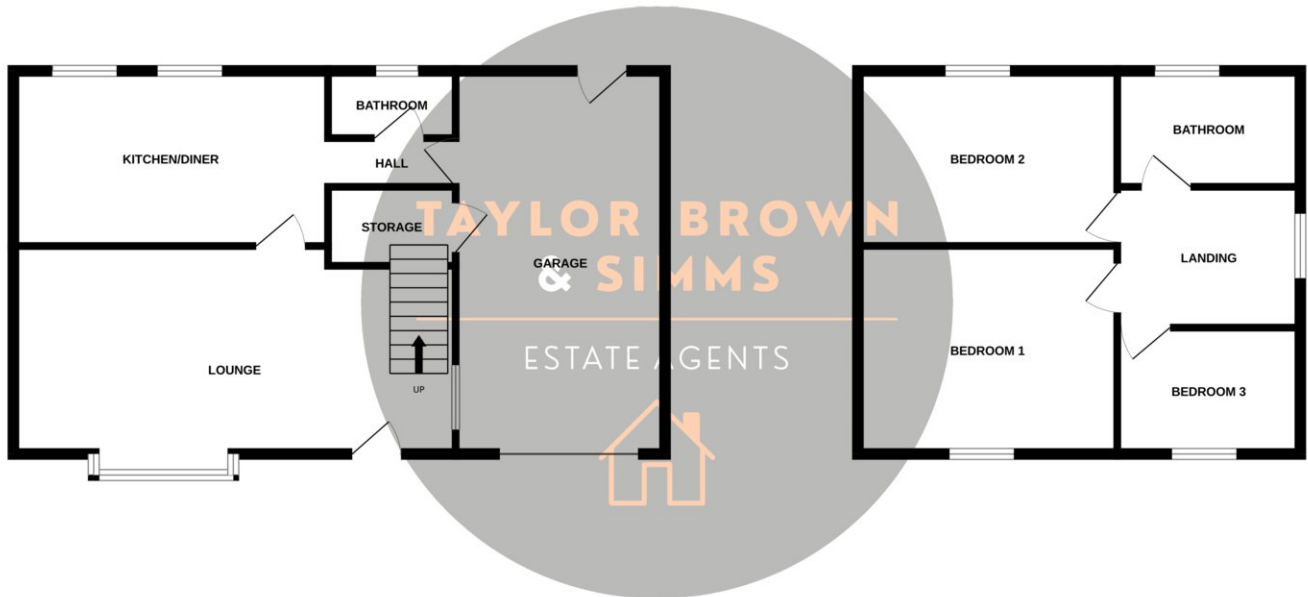
#### Outside

To the front is ample off street parking leading to the garage. shrubs and borders.

To the rear is a patio area, lawned garden, shrubs and borders, and being enclosed via panelled fencing, with wooden garden shed.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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