



Bridge Street
Langley Mill Nottingham

Bridge Street Langley Mill Nottingham NG16 4EE

for sale offers in the region of
£240,000



Property Description

Burchell Edwards are pleased to present this spacious character property in the popular location of Langley Mill. Bridge Street is in close proximity to a wide variety of amenities including shops, schools, bus routes and major road links. In brief the property comprises of an entrance lounge, sitting room, Kitchen diner with utility under the stairs and stable door to the rear and downstairs shower room. To the first floor are three well sized bedrooms and an open landing that is currently used as a snug, which used to be a fourth bedroom, loft access and a family bathroom suite. To the front the property stands back from the road behind a front walled boundary and side parking and garage door which lead to the rear and off road parking. To the rear of the property there is a car port with power, hard standing and flower beds, lawned area with secured boundaries along with benefiting from the triple garage. The garage has two access doors with power and lighting and is great place for storage, home office and space for vehicles. This property truly needs to be seen to benefit everything it has to offer. Call our team today!!

Lounge

12' 7" x 9' 9" (3.84m x 2.97m)

Accessed via UPVC door to the front leading into the lounge where there is a UPVC window to the front elevation, laminate flooring, a radiator and opening to sitting room.

Sitting Room

12' 8" x 11' 4" (3.86m x 3.45m)

Accessed from the lounge where there is a UPVC window to the front elevation, laminate flooring, a radiator and door to the kitchen.

Kitchen

12' 9" x 12' 6" (3.89m x 3.81m)

Having wall and base units with work surfaces over, inset sink and drainer, tiled splashbacks, cooker point, a radiator, vinyl flooring, door to an under stairs pantry that is currently used as a utility with plumbing for washing machine, stairs to the first floor, door to the shower room, windows to the rear and side elevation and stable door to the rear.

Shower Room

Having a mains fed shower cubicle with tiled splashbacks and chrome heated towel rail low level W/C and wash hand basin.



First Floor Landing

Currently being used as a second snug with two windows to the front elevation, a radiator and doors to the bedrooms and bathroom.

Bedroom One

.12' 6" Plus recess x 13' 3" (3.81m Plus recess x 4.04m)

Having two windows to the rear elevation, carpet flooring , dressing area in the recess and a radiator.

Bedroom Two

13' x 10' (3.96m x 3.05m)

Having exposed wood flooring, a radiator and window to the front elevation and currently being used as a dressing room.

Bedroom Three

10' Max x 12' 6" Max (3.05m Max x 3.81m Max)

Having exposed wooden flooring, window to the front, radiator and currently used as a home office.

Bathroom

Having a bath with shower attachment. pedestal wash hand basin and low level W.C, obscured window to the side elevation, tiled splashbacks and vinyl flooring.

Front

The front of the property is set back from the road behind a small boundary wall with off road parking and garage door to the side leading to further off road parking and the rear garden.

Rear

The rear of the property is mainly hard standing , access to the car port , flower beds, lawned area and is fully secured boundaries and access into the outbuildings and garage.

Garage

22' 6" x 19' 8" (6.86m x 5.99m)

The garage is accessed through either the outbuildings or alternatively the double garage doors to the front , up and over doors , power and lighting.

Outbuilding

18' 5" x 10' 6" (5.61m x 3.20m)

accessed through the door with power and lighting and opening to the adjoining outbuilding and garage.

Outbuilding

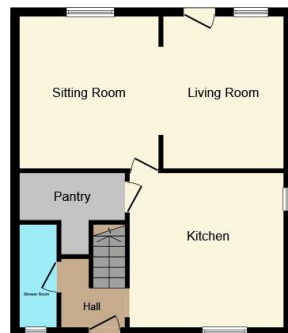
18' 5" x 8' 5" (5.61m x 2.57m)

accessed through the door with power and lighting and opening to the adjoining outbuilding





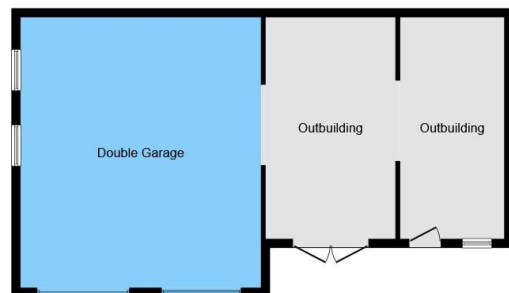




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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