

Oak Avenue
Langley Mill Nottingham

burchell edwards

Oak Avenue
Langley Mill Nottingham NG16 4FB

for sale
£170,000







Property Description

Situated in a popular residential area of Langley Mill, this well-presented home on Oak Avenue offers an excellent opportunity for first-time buyers, young families or investors alike.

The property features well-proportioned accommodation throughout, including a welcoming entrance hall with open plan kitchen/living/dining area with direct access to the rear garden, and comfortable double bedrooms designed for modern living.

Outside, the property benefits from an enclosed rear garden, providing the perfect space for relaxing, entertaining and enjoying the warmer months, while off-road allocated parking adds further practicality.

Ideally positioned for everyday convenience, the property is within easy reach of local shops, schools and amenities, with excellent road links to Nottingham, Derby and the M1. Nearby parks and countryside walks, also make this a fantastic location for those seeking a balance of town and outdoor living.

A fantastic opportunity to acquire a home in a sought-after location - early viewing is highly recommended.

Entrance Hallway

Access via a composite door, tiled flooring and radiator.

Downstairs W.C

Fitted with a W.C, wash hand basin with mixer tap, tiled splashbacks, tiled flooring, radiator and UPVC double glazed window to the front elevation.

Lounge Area

UPVC French doors leading to the rear garden, carpet flooring, radiator.

Kitchen

Fitted with modern wall and base units incorporating a marble effect worktop, plumbing and space for a washing machine, electric oven with gas hob and cooker hood over, integrated fridge and freezer, stainless steel sink and drainer, double glazed window to front elevation, laminate floor and open-plan onto the lounge.

Landing

Carpet flooring and access to further rooms.

Bedroom One

UPVC double glazed window to the front elevation, storage cupboard, carpet flooring, radiator and access to ensuite.

En-Suite One

Ceramic toilet and wash hand basin, bath, wall mounted towel radiator, vinyl flooring and double glazed opaque window to front elevation.

Bedroom Two

UPVC double glazed window to the rear elevation, carpet flooring, radiator and access to ensuite.

En-Suite Two

Ceramic toilet and wash hand basin, walk-in shower, wall mounted radiator, vinyl flooring and double glazed opaque window to rear elevation.

Externals

To the front of the property, you'll find allocated parking and slope leading to front door.

The rear garden is mainly laid to lawn with slabbed patio area, fenced surround with hedge boundary to the end. An ideal low maintenance garden perfect for entertaining or relaxing.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



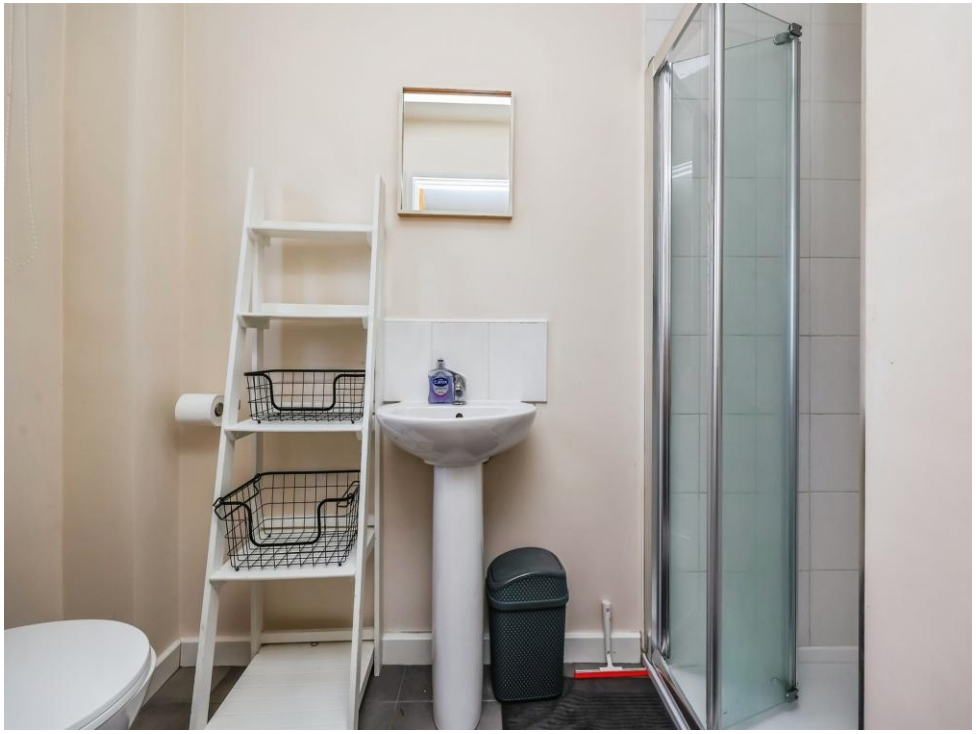




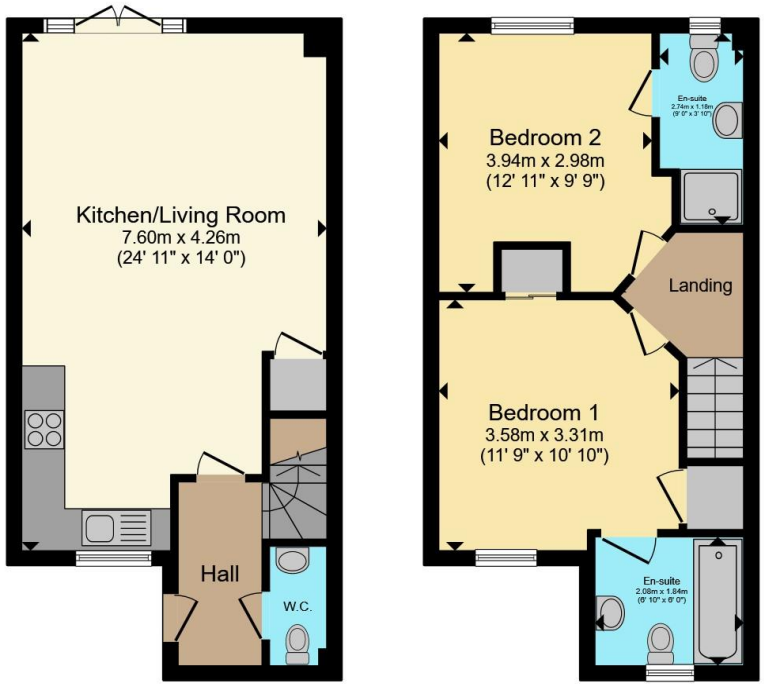

Cornwall











Total floor area 69.7 m² (750 sq.ft.) approx

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.propertybox.io

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: B

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207810

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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