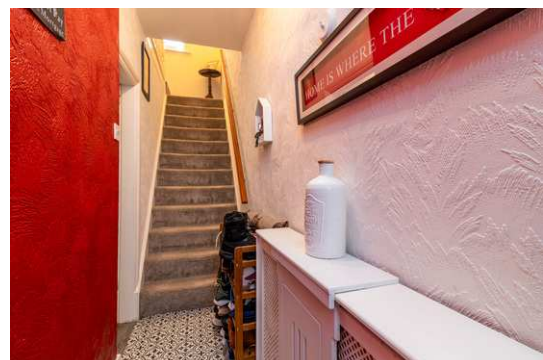


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Argyle Street, Langley Mill, Nottingham, Nottinghamshire , NG16 4ET Offers Over £140,000



### **FEATURES:**

- TWO DOUBLE BEDROOMS
- NEWLY FITTED BATHROOM
- TWO RECEPTION ROOMS
- OUTBUILDINGS - IDEAL FOR WORKING FROM HOME
- IDEAL FOR FIRST TIME BUYER
- CLOSE TO TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- UPVC DOUBLE GLAZING
- WELL KEPT PROPERTY
- VIEWING ESSENTIAL



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

Entrance Hallway  
Stairs rising to the first floor, tiled flooring, radiator, door to dining room.

Lounge  
3.73 m x 3.13 m (12'3" x 10'3")  
UPVC window to front aspect, tv point, radiator, feature fireplace, doors to dining room.

Dining Room  
3.73 m x 3.66 m (12'3" x 12'0")  
UPVC window to rear aspect, radiator, fireplace, door to kitchen.

Kitchen  
3.58 m x 2.42 m (11'9" x 7'11")  
UPVC window and door to rear garden, fitted kitchen with base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven and hob, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, under stairs storage cupboard.

First floor landing

Doors to bedrooms and bathroom, loft access point.

Bedroom One  
3.92 m x 3.68 m (12'10" x 12'1")  
UPVC window to rear aspect, fitted wardrobes and storage cupboards, radiator.

Bedroom Two  
3.13 m x 2.85 m (10'3" x 9'4")  
UPVC window to rear aspect, fitted wardrobes, radiator.

Bathroom  
UPVC Window to front aspect, recently replaced bathroom suite comprising of panelled bath with shower above, WC and hand wash basin, tiled walls, radiator.

Outside  
To the rear of the property is a beautiful cottage style garden with paved areas, mature shrubs and borders and two brick built outbuildings. There is a secured gated access leading to the front of the property.



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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