



Cromford Road
Langley Mill Nottingham

burchell
edwards

Cromford Road Langley Mill Nottingham NG16 4FE

for sale
£160,000



Property Description

This beautifully presented two-bedroom mid-terrace property on Cromford Road, Langley Mill offers spacious and stylish accommodation throughout, ideal for a range of buyers. The ground floor features an impressive lounge/dining room providing generous space for both relaxing and entertaining, leading through to a modern fitted kitchen with a range of cream units, wood-effect work surfaces and integrated cooking appliances.

To the first floor are two well-proportioned double bedrooms, both offering useful fitted storage, alongside a contemporary shower room comprising a shower enclosure, wash hand basin and WC.

Externally, the property benefits from an attractive low-maintenance frontage, while the generous enclosed rear garden is a particular highlight, featuring a lawn, planted borders, paved pathways and multiple decked seating areas, providing fantastic space for outdoor dining and entertaining. A garden shed offers additional storage.

A beautifully maintained home combining generous living space with an impressive garden, making viewing highly recommended.

Lounge / Diner

A spacious and beautifully presented lounge/diner, offering generous space for both relaxing and dining. The lounge area features a front-facing window, contemporary feature fireplace and access to the staircase, while the dining area provides ample room for a family dining table, complemented by feature décor and modern lighting. The open-plan layout creates a versatile and sociable living space with access through to the kitchen.

Kitchen

A well-presented kitchen fitted with a range of cream wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. Features include an inset sink and drainer, integrated oven with hob and extractor hood, space for appliances, recessed ceiling spotlights, a rear-facing window and door providing access to the garden.

Bedroom One

A well-presented double bedroom with a front-facing window providing plenty of natural light. Features include fitted wardrobes, a useful recessed dressing area with mirror and spotlights, radiator and carpeted flooring.

Bedroom Two

A spacious and well-presented double bedroom featuring a rear-facing window, fitted wardrobes providing useful storage, radiator and carpeted flooring, with ample space for additional bedroom furniture or a dressing area.

Shower Room

A modern and well-presented shower room comprising a walk-in shower enclosure, wash hand basin with vanity unit and WC. Complemented by contemporary tiled walls and flooring, a heated towel rail and frosted window providing natural light and privacy.

Externals

Front Garden:

An attractive, low-maintenance frontage with steps leading to the entrance, decorative gravelled areas and a boundary wall.

Rear Garden:

A generous and beautifully maintained enclosed garden featuring a lawn, planted borders and paved pathways, together with multiple decked seating areas ideal for outdoor dining and entertaining. A garden shed provides useful storage.

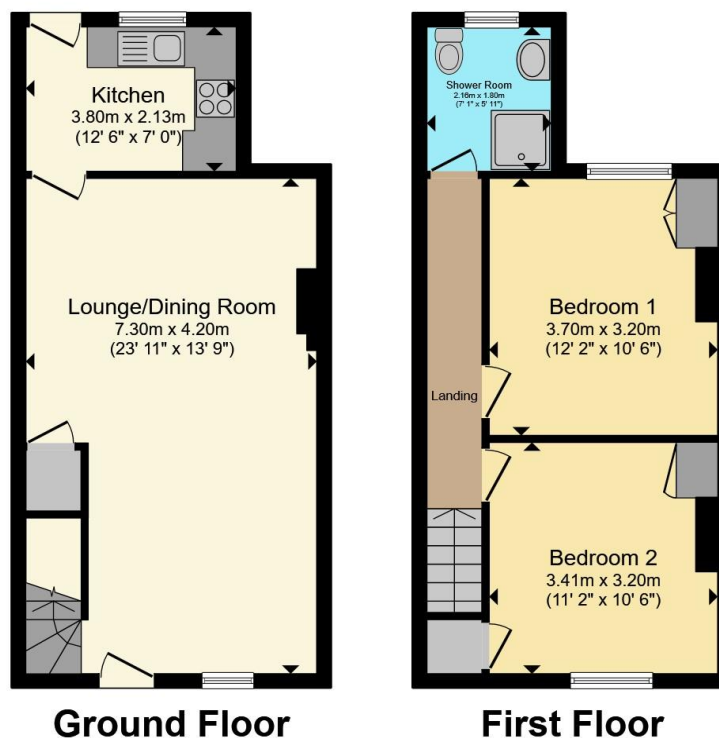
Agents Note

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.









Total floor area 72.1 m² (776 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
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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