



Peel Street Villas Peel Street
Langley Mill Nottingham

burchell
edwards

Peel Street Villas Peel Street Langley Mill Nottingham NG16 4DR

for sale offers in the region of
£170,000



Property Description

A three bedroom semi-detached property in the popular location of Langley Mill! This property is in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation comprises of an entrance hallway, kitchen to the front, lounge to the rear, and downstairs W.C. To the first floor are two bedrooms and a family bathroom; and to the second floor the main bedroom. The property benefits from UPVC double glazed windows and gas centrally heated via a combination boiler as well as two parking spaces to the rear of the property. Outside, the property has an enclosed garden which is mainly laid to lawn with a patio area. Perfect for first time buyers and investors alike!

Entrance Hallway

UPVC front access door, radiator and vinyl flooring.

Lounge

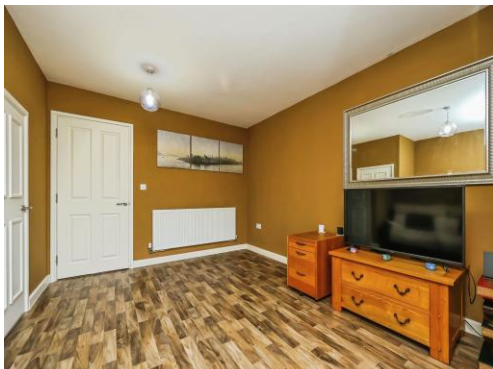
UPVC French doors leading to the garden to the rear elevation, radiator, vinyl flooring and understairs storage access.

Kitchen

Fitted Kitchen with wall and base units, complimentary work surfaces, stainless steel sink and drainer and electric hob, electric integrated oven and cooker hood over, washing machine and fridge freezer; tiled splashbacks, vinyl flooring and a radiator.

Downstairs W.C

Fitted with a basin and W.C and vinyl flooring.



Landing

Featuring carpeted stairs and vinyl flooring on the landing with access too;

Bedroom Two

Featuring two UPVC double glazed windows to the rear elevation, a radiator and carpet flooring.

Bedroom Three

Featuring carpet flooring to the front elevation with a radiator.

Family Bathroom

UPVC frosted window to the front elevation, panelled bath with shower over. W.C partly tiled, radiator, extractor fan and vinyl flooring.

Second Floor

Carpeted flooring leading to;

Bedroom One

Two UPVC windows and a radiator, carpet flooring with built in storage to either side of the room.

Front

Gated access with block paving to the front door.

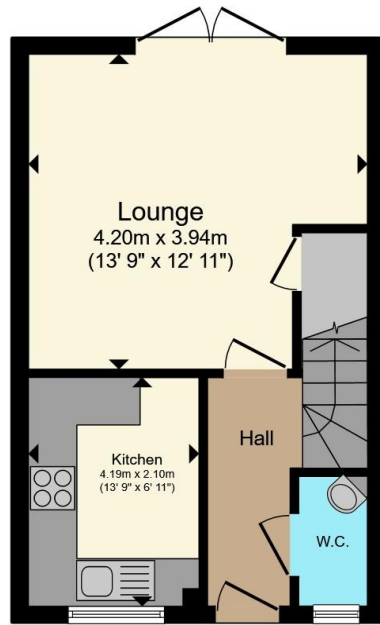
Rear

The garden is partially lawned and partial rockery. Behind the garden there is two private parking spaces.

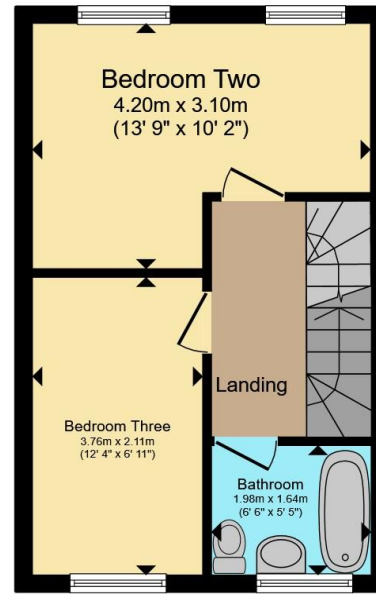




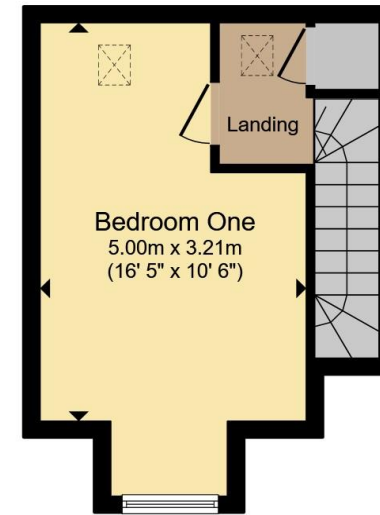




Ground Floor



First Floor



Second Floor

Total floor area 80.0 m² (861 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

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207479



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD207479 - 0006