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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Station Road, Langley Mill, NG16 4DS Offers Over £175,000



FEATURES:

- FOUR GOOD SIZED BEDROOMS
- END TERRACE
- SOLAR PANELS
- UTILITY ROOM
- MODERN REFITTED KITCHEN
- DOWNSTAIRS WC
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- TWO RECEPTION ROOMS
- MODERN FITTED BATHROOM
- REAR LOW MAINTENANCE GARDEN WITH REAR ACCESS.

COUNCIL TAX BAND: A EPC RATING: C

Entrance Porch
UPVC front door, tiled flooring, door to entrance hallway.

Entrance Hallway
Stairs rising to the first floor, radiator, doors to lounge and dining room.

Lounge
3.68 m x 3.71 m (12'1" x 12'2")
UPVC bay window to front aspect, radiator, feature fireplace with electric fire, tv point.

Dining Room
3.89 m x 3.53 m (12'9" x 11'7")
UPVC window to rear aspect, door to rear hall, radiator, fireplace with electric fire.

Rear Hall
UPVC door to rear, under stairs storage / pantry cupboard, door to kitchen.

Kitchen
3.20 m x 1.63 m (10'6" x 5'4")
UPVC window to side aspect, recently refitted modern kitchen with beautiful base and eye level units, work top with matching upstands, sink unit, integrated oven, hob and extractor above, integrated dishwasher, fridge freezer, laminate flooring, radiator, door to utility room.

Utility Room
1.93 m x 1.63 m (6'4" x 5'4")
Base units, with plumbing for washing machine, and space for dryer, work top with sink unit, door to WC and door to rear garden.

Downstairs WC
WC, tiled flooring.

First Floor Landing
Spacious landing, which could potentially be used as a office space for the working from home individuals, doors to bedrooms and bathroom, loft access point, the loft has been electric and velux window.

Bedroom One
3.96 m x 2.95 m (13'0" x 9'8")
UPVC window to rear aspect, radiator.

Bedroom Two
3.30 m x 3.71 m (10'10" x 12'2")
UPVC window to rear aspect, radiator, feature fireplace.

Bedroom Three
3.68 m x 2.51 m (12'1" x 8'3")
UPVC window to front aspect, radiator.

Bedroom Four
2.29 m x 2.62 m (7'6" x 8'7")
UPVC window to front aspect, radiator.

Bathroom
UPVC window to side aspect, a modern three piece suite comprising of WC, pedestal hand wash basin, panelled bath with shower above and shower screen, feature towel rail, tiled walls, laminate flooring.

Outside
To the rear of the property has a low maintenance garden, with patio areas, mature shrubs and borders, artificial grass, wooden garden shed, decking area, enclosed via panelled fencing, with pathway access to Peel Street.



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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