

Ash Mount Road
Langley Mill Nottingham

burchell edwards

# Ash Mount Road
# Langley Mill Nottingham NG16 4DW

for sale offers in the region of
**£180,000**







## Property Description

Situated on the popular Ash Mount Road, Langley Mill, this spacious four double-bedroom mid-terraced home offers versatile accommodation arranged over three floors, making it an ideal purchase for first-time buyers, families and those seeking additional living space. Benefitting from full gas central heating and double glazing throughout, the property provides comfortable living accommodation.

The accommodation begins with a porch leading into the entrance hall with stairs rising to the first floor. The cosy living room features an attractive fireplace, while the kitchen/diner is fitted with a range of matching wall and base units, stainless steel sink, and space for appliances.

To the rear, a lobby doubles as a useful utility area with plumbing for an automatic washing machine and access to an understairs pantry with shelving. The family bathroom is fitted with a four-piece suite and benefits from underfloor heating, a heated towel rail, mirrored cabinet, storage cupboards, extractor fan and recessed lighting.

The first floor offers three well-proportioned double bedrooms, two with fitted wardrobes or cupboards, while the second floor hosts an impressive principal bedroom with Velux window, rear-facing windows and an en-suite shower room.

Externally, there is a low-maintenance frontage and an attractive enclosed rear garden arranged over several levels, featuring a paved patio, raised decked seating area, established planting, a timber shed and two storage bunkers.

## Ground Floor

### Porch

Double glazed entrance door leading into the entrance hall.

### Entrance Hall

Carpeted flooring, wall-mounted radiator and stairs rising to the first floor finished with period feature arch.

### Living Room

Carpeted flooring, double glazed bay window to the front elevation, wall-mounted radiator and feature fireplace offering space for electric fire or similar.

### Kitchen / Diner

Fitted with a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer, space for oven with gas point and extractor hood above. Tiled and carpeted flooring, space for an under-counter fridge and double glazed window overlooking the rear garden.

### Rear Lobby / Utility

Carpeted flooring, wall-mounted radiator, plumbing for automatic washing machine, space for a fridge-freezer, and doors providing access to the bathroom, understairs pantry including shelving and electrics, and rear garden.

## Bathroom

Comprising a bath with shower attachment, separate walk-in shower, vanity unit with wash hand basin and WC. Tiled walls and flooring, heated towel radiator, underfloor heating, mirrored cabinet, wall-mounted storage cupboard, recessed lighting, extractor fan, and double glazed opaque window to the rear.

## First Floor

## First Floor Landing

Carpeted flooring and stairs rising to the second floor.

## Bedroom Two

Carpeted flooring, double glazed window to the front elevation, wall-mounted radiator and fitted wardrobes.

## Bedroom Three

Carpeted flooring, double glazed window to the rear elevation, wall-mounted radiator and two fitted cupboards.

## Bedroom Four

Carpeted flooring, double glazed window to the rear elevation, wall-mounted radiator, cupboard housing boiler providing central heating and hot water.

## Second Floor

## Bedroom One

Located on the second floor and featuring laminate flooring, double glazed rear-facing windows, Velux window, two storage cupboards, wall-mounted radiator and access to the en-suite.

## En-Suite

Fitted with a WC, wash hand basin and shower tray with fitted shower over, laminate flooring, tiled walls, heated towel radiator and velux window to front elevation.

## Externals

To the front is a low-level brick wall with iron railings and concrete path leading to the open porch.

An attractive, enclosed rear garden arranged over several levels, featuring a paved patio, raised decked seating area, established flower beds and mature shrubs. The garden offers a private, low-maintenance outdoor space, complete with a useful timber shed for storage and two useful storage bunkers.

## 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 101.0 m² (1,087 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

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134 Nottingham Road Eastwood
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EPC Rating: C

Council Tax Band: A

Tenure: Freehold

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The Property Ombudsman

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