



Sedgwick Street
Langley Mill Nottingham

burchell
edwards

Sedgwick Street Langley Mill Nottingham NG16 4DT

for sale offers in the region of
£160,000



Property Description

*** GUIDE PRICE £160,000 - £170,000 ***

We are pleased to present this THREE bedroom mid terrace property in the popular location of Langley Mill. Located in close proximity to a wide range of local amenities including shops, schools, bus routes, train station and major road links. In brief the accommodation comprises of a lounge to the front, dining room, kitchen to the rear and a downstairs shower room. To the first floor are three bedrooms. Outside, the property has an enclosed, low maintenance garden to the rear. The property must be viewed to be fully appreciated!

Ground Floor

Lounge

12' 2" x 12' 1" max (3.71m x 3.68m max)

Accessed via a door to the front with a double glazed window to the front, two wall lights, ceiling light, radiator and carpet flooring.

Dining Room

15' 7" to stairs x 11' 6" (4.75m to stairs x 3.51m)

Having a double glazed window to the rear, two wall mounted radiator with feature lighting behind, understair storage cupboard, stairs leading to the first floor, spotlights and door leading to the kitchen.

Kitchen

14' 2" x 6' 5" (4.32m x 1.96m)

A modern fitted kitchen fitted with wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. Having an integrated fridge/freezer, integrated electric oven, gas hob with cooker hood over, space and plumbing for a washing machine, space for a tumble dryer, double glazed window to the side and a door leading out to the side. There is also a door leading to the shower room.

Shower Room

Fitted with a walk-in shower, vanity unit and W/C. There is a double glazed obscure window to the side, extractor fan, radiator and vinyl flooring.



First Floor

Landing

Giving access to the three bedrooms, loft access and a handy storage cupboard which houses the boiler.

Bedroom One

12' 11" max x 12' 2" (3.94m max x 3.71m)
Having a double glazed window to the front, radiator and carpet flooring.

Bedroom Two

13' 2" x 8' 4" (4.01m x 2.54m)
Having a double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

13' 2" x 5' 11" (4.01m x 1.80m)
Having a double glazed window to the rear, radiator and carpet flooring.

Outside

Front

To the front, the property sits behind a wall with a gate which grants access to the front of the property.

Rear

To the rear you will find a low maintenance garden.

Agents Note

There could be potential for off road parking to the rear STPP.

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.









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.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207327



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