



Station Road
Langley Mill Nottingham



Station Road Langley Mill Nottingham NG16 4DU

for sale
£130,000



Property Description

A spacious three bedroom end-terrace property offered with no upward chain. Station road is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes, Langley Mill train station and major road links. In brief the property comprises of a lounge to the front and dining room to the rear with the kitchen leading off and doors to the rear garden. To the first floor are two good sized bedrooms and a four piece family bathroom along with stairs leading to the final bedroom. Outside the property is set back from the road with a forecourt to the front and a shared access to the rear. The rear is mainly laid to lawn with space for the shed to the rear. The property is double glazed and gas centrally heated. A viewing is essential to appreciate the size of accommodation on offer.

Lounge

12' 4" max x 11' 4" into recess (3.76m max x 3.45m into recess)

The property is accessed via UPVC door leading into the lounge where there is laminate flooring, double glazed window to the front elevation and door leading into the dining room.

Dining Room

17' 7" max x 12' 4" into recess (5.36m max x 3.76m into recess)

Kitchen

16' max x 7' 5" max (4.88m max x 2.26m max)

The kitchen comprise of wall and base units incorporating a sink and drainer, plumbing for washing machine, electric oven and gas hob with extractor over, radiator and UPVC double glazed window to the side elevation and French doors to the rear leading to the garden.

First Floor Landing

Allowing access to all areas of the first floor and stairs to the loft conversion.

Bedroom Two

12' 4" into recess x 11' 4" (3.76m into recess x 3.45m)

Situated to the front elevation with carpet flooring , radiator and double glazed UPVC window.

Bedroom Three

.12' 3" max x 8' 5" max (3.73m max x 2.57m max)

Situated to the rear elevation with carpet flooring , radiator and double glazed UPVC window.

Bathroom

The four piece family suite comprises of a shower cubicle separate panelled bath , low level W/C with pedestal wash hand basin, vinyl flooring and front UPVC double glazed window.

Bedroom One

17' 9" max x 15' 2" max (5.41m max x 4.62m max)

Situated to the top floor with carpet flooring , radiator and two velux windows.

Front

The property sits back from the road behind a walled front and a small forecourt with path leading to the front door.

Rear

The rear is mainly laid to lawn with a raised concrete section to the rear with secure fenced boundaries.









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

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207367



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: EWD207367 - 0006