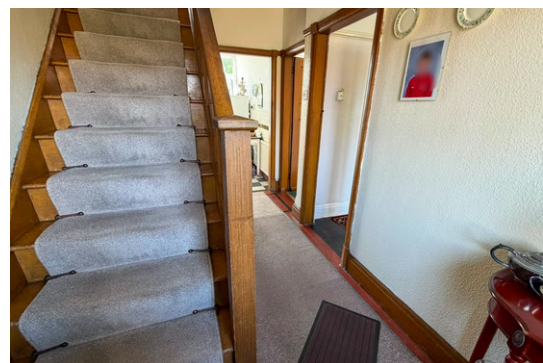


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Cromford Road, Langley Mill, Nottingham, Nottinghamshire , NG16
4HA
£270.000**



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- TWO RECEPTION ROOMS
- IN NEED OF SOME MODERNISATION
- NO UPWARD CHAIN
- CLOSE TO TRANSPORT LINKS
- FANTASTIC SIZED REAR GARDEN
- GARAGE AND OFF STREET PARKING
- SOUGHT AFTER LOCATION
- GREAT POTENTIAL

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hallway

Stairs rising to the first floor with decorative stair rods, under stairs storage / pantry cupboard, doors to lounge, dining room and kitchen.

Lounge

4.27 m x 3.89 m (14'0" x 12'9")
UPVC bay window to front aspect, radiator, feature fireplace.

Dining Room

4.08 m x 3.72 m (13'5" x 12'2")
UPVC window to rear aspect, feature fireplace, radiator.

Kitchen

3.04 m x 2.39 m (10'0" x 7'10")
UPVC door and window to rear aspect, kitchen with base units, sink unit, storage and cupboards, cooker, fridge, plumbing for washing machine.

First floor landing

UPVC window to side aspect, doors to bedrooms and bathroom.

Bedroom One

4.37 m x 3.88 m (14'4" x 12'9")
UPVC bay window to front aspect,

radiator.

Bedroom Two

3.34 m x 4.19 m (10'11" x 13'9")
UPVC window to rear aspect, radiator.

Bedroom Three

2.20 m x 2.18 m (7'3" x 7'2")
UPVC window to front aspect, radiator.

Bathroom

UPVC Window to rear aspect, three piece suite comprising of panelled bath with shower above, WC and hand wash basin, part tiled walls, cupboard housing the boiler, radiator.

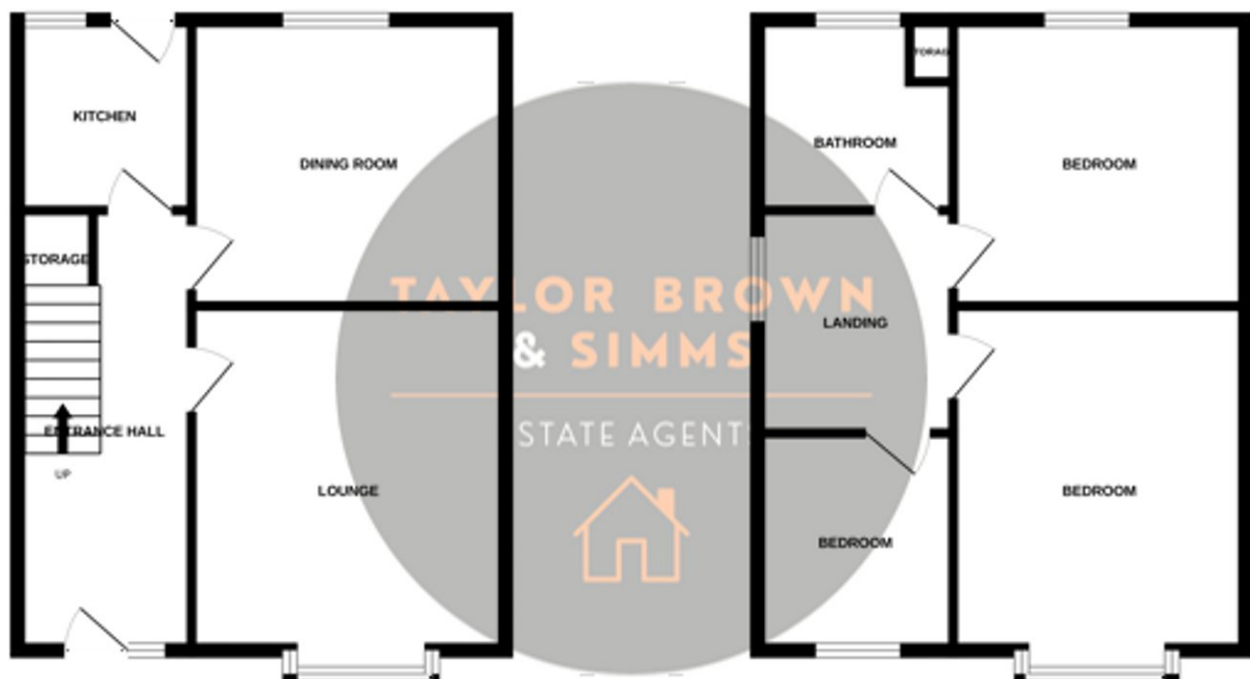
Outside

To the front of the property is ample off street parking leading to a single detached garage with gated access to the rear garden, lawned area, mature shrubs and borders.

To the rear is a substantial garden with many beautiful features with trees, shrubs, lawned areas, patio area, outside brick built sheds.

GROUND FLOOR

1ST FLOOR



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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