



Ebenezer Street
Langley Mill NOTTINGHAM

burchell
edwards

Ebenezer Street Langley Mill NOTTINGHAM NG16 4DA

for sale offers over
£160,000



Property Description

Situated on Ebenezer Street, Langley Mill, this well-presented two-bedroom semi-detached home, refurbished throughout in 2020, offers spacious accommodation, a useful loft room and a versatile garden room.

A porch leads into the living room, featuring a fireplace, dual-aspect windows and stairs to the first floor. Double doors open into the fitted kitchen, which includes matching wall and base units, a gas hob, electric oven, stainless steel splashback and space for appliances, with access to the rear garden.

The first floor provides two bedrooms and a family bathroom fitted with a bath, walk-in shower, wash hand basin and WC. A staircase from the landing leads to a loft room, offering flexible additional space.

Outside, the low-maintenance rear garden features decking, astro turf, gated side access and brick wall boundaries. The detached garden room/outbuilding is ideal for use as a home office, gym or hobby room.

Porch

Composite entrance door, tiled flooring and door to the living room.

Living Room

Carpet flooring, double glazed windows to the front and side, wall mounted radiator, fireplace with marble surround, stairs to the first floor and double doors to the kitchen.

Kitchen

Fitted with matching wall and base units, gas hob, electric oven, cooker hood, inset sink and drainer, stainless steel splashback, spotlights and space for a fridge-freezer and washing machine. Double glazed windows to the side and rear and UPVC door to the garden.



Landing

Carpet flooring and access to the loft room.

Bedroom One

Carpet flooring, wall mounted radiator, two double glazed windows to the front and storage cupboard.

Bedroom Two

Laminate flooring, wall mounted radiator and double glazed window to the rear.

Bathroom

Bath, walk-in shower, wash hand basin and WC. Laminate flooring, tiled splashback, wall mounted radiator and opaque double glazed window.

Loft Room

Carpet flooring, side window and stairs from the first-floor landing.

Garden Room / Outbuilding

Located in the rear garden with double glazed windows and front door. Ideal as a home office, gym or hobby room.

Externals

Enclosed rear garden with decking, astro turf, brick wall surround, gated side access and bin storage.

Garden Room/Outbuilding

Located in the rear garden with double glazed windows and front door. Ideal as a home office, gym or hobby room.

Agent 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 104.2 m² (1,121 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: E Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD205055



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