

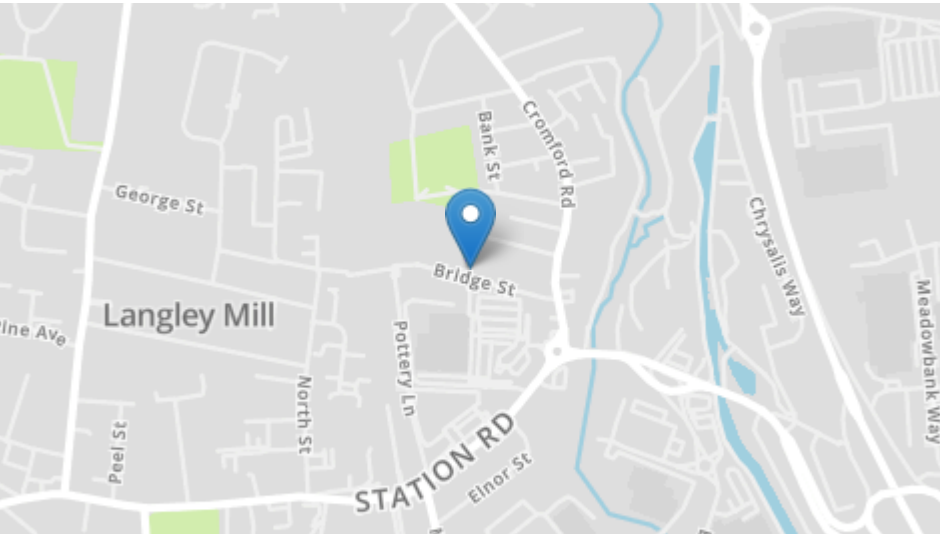
Bridge Street, Langley Mill, NG16 4EE

Offers in Region of £140,000

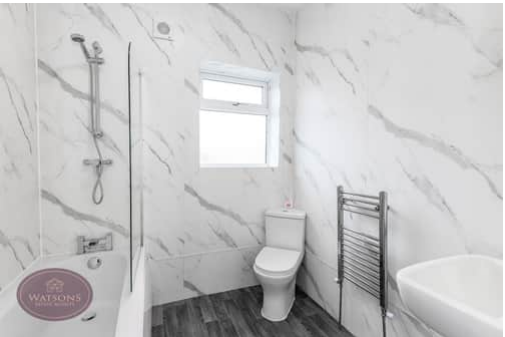


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Mid Terrace Home
- Recently Renovated Throughout
- Two Generous Double Rooms
- Spacious / Converted Loft Room
- Well Presented, Light & Airy Throughout
- Open Plan Dining Room & Kitchen Area
- Brand New, Modern Bathroom With Shower
- Spacious, Enclosed, Low-Maintenance Rear Garden
- Useful Brick Outbuilding
- No Upward Chain

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29778016

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*****BRING YOUR BAGS & MOVE STRAIGHT IN!***** This CHAIN-FREE Mid-Terrace home is ideal for buyers seeking a true turn-key property. Stylish, light, and airy throughout, the ground floor briefly comprises a welcoming lounge leading into an open-plan dining area and modern kitchen, perfect for everyday living and entertaining. To the first floor are Two Generous DOUBLE Bedrooms and a BRAND NEW contemporary refitted bathroom with shower, while the second floor offers a converted loft space offering an ideal study or office area, providing useful additional flexibility. Externally, the property benefits from a spacious, enclosed, low-maintenance rear garden with a useful brick outbuilding. Conveniently located on Bridge Street, the home is within walking distance of a wide range of shops, local amenities, Langley Mill train station, Aldercar, Langley Mill, Primary and Secondary Schools and excellent transport links to Nottingham and Derby. Ready to move into and offering plenty of appeal, this property is an excellent opportunity for first-time buyers or investors alike to add to their portfolios. Call our team today to secure your viewing! 01159385577 (OPTION 2).

Ground Floor

Lounge

3.97m x 3.60m (13' 0" x 11' 10") UPVC entrance door, uPVC double glazed window to the front, wall mounted electric fire, radiator and door to the dining room.

Dining Room

3.96m x 3.66m (13' 0" x 12' 0") Two storage cupboards, radiator, stairs to first floor and open access to kitchen.

Kitchen

3.59m x 2.54m (11' 9" x 8' 4") A range of matching wall and base units with work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances such as a fridge / freezer including waist height oven and 4 gas ring hob with extractor over. Vinyl flooring, breakfast bar, uPVC double glazed window to the rear and door to the rear garden.

First Floor

First Floor Landing

Doors to all bedrooms and bathroom, airing cupboard and stairs to loft room.

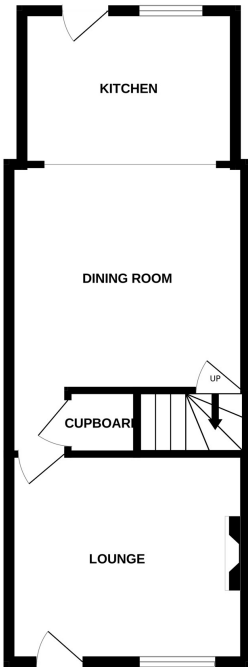
Bedroom 1

3.95m x 3.77m (13' 0" x 12' 4") UPVC double glazed window to the rear, storage cupboard and radiator.

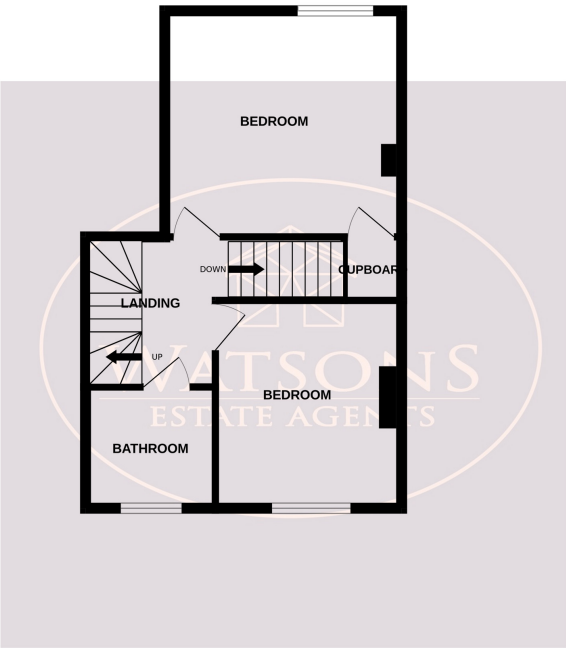
Bedroom 2

3.44m x 3.03m (11' 3" x 9' 11") UPVC double glazed window to the front, storage cupboard housing wall mounted combination boiler and radiator.

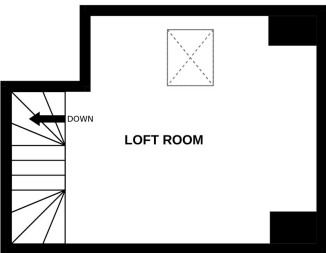
GROUND FLOOR



1ST FLOOR



2ND 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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Bathroom

White three-piece suite comprising WC, Pedestal Sink, Panel Bath with mains fed shower over. Obscured uPVC double glazed window to the front, vinyl flooring and tiled walls.

Second Floor

Loft Room

5.21m x 3.93m (17' 1" x 12' 11") Velux window to the side, eaves storage and ceiling spotlights.

Outside

To the front of the property is paved pathway to the entrance door, palisaded by brick walls and a wrought iron gate, and access to the shared alley way to the side of the property to the rear garden. The rear garden features a paved area leading to a brick outhouse and is closed by timber fencing.

*****AGENT NOTE *****

AGENT NOTE: The seller has provided us with the following information: The Gas Combi Boiler is located in the front bedroom on the first floor, it is two years old, serviced until May 2026 and is under manufacturer warranty for another 8 years. There is a shared alleyway to the left-hand side of the property, for the use and access by residents at Number 60 & 62 only. Valid and Incompliance, Electrical Installation Condition Report (EICR) / Certificate valid until August 2027.