

Ebenezer Street, Langley Mill, NG16 4DA

Offers Over £170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		78
	60	
EU Directive 2002/91/EC		

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 - 28554662



- Spacious Semi Detached Home
- 3 Generous Bedrooms
- 3 Reception Rooms
- Lounge & Sitting Room
- Open Plan Dining Kitchen
- Downstairs WC, En Suite & Family Bathroom
- Off Road Parking
- Enclosed Rear Garden

Our Seller says....

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



*** IF SPACE IS WHAT YOU NEED, THIS HOME HAS IT IN SPADES *** This period former shop boasts so much more space inside than the exterior would have you believe! Comprising internally of; entrance hallway, dining room, large living room, kitchen/dining room, downstairs WC, three generous bedrooms, bathroom and en-suite to master bedroom. Outside to the rear is a south facing garden. This spacious semi detached home is a definite must view if you are looking for the most amount of space for your given budget. Call us today to book your viewing!

Entrance Hall

UPVC entrance door to the front, radiator and under stairs storage cupboard. Door to the sitting room, opening to the lounge and stairs to the first floor.

Sitting Room

3.73m x 3.65m (12' 3" x 12' 0") UPVC double glazed bay window to the front and radiator.

Lounge

5.48m x 3.68m (18' 0" x 12' 1") Two uPVC double glazed windows to the rear, inglenook fireplace with feature brick surround and inset open flame fire. Laminate wood flooring, 2 radiators, opening to the kitchen and door to the dining area.

Kitchen

4.6m x 2.56m (15' 1" x 8' 5") A range of matching wall & base units with work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including waist height electric oven and gas hob with extractor over. Plumbing for washing machine and dishwasher, space for fridge and freezer, tiled floor and ceiling spotlights. UPVC double glazed windows to the side and rear, door to the wc and opening to the dining area.

Dining Area

2.54m x 2.29m (8' 4" x 7' 6") Two uPVC double glazed windows and stable door to the rear, tiled floor, radiator and ceiling skylight.

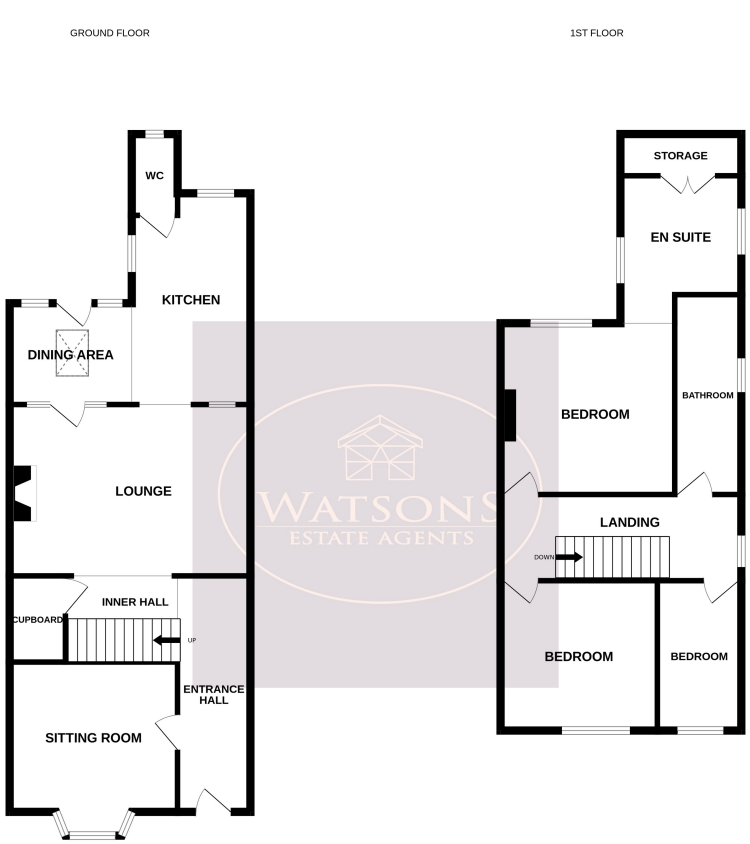
WC

Obscured uPVC double glazed window to the rear, wc, vanity sink unit and fully tiled walls.

First Floor

Landing

UPVC double glazed window to the side, access to the partly boarded attic fitted with power and 2 Velux windows. Radiator, doors to all bedrooms and the bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Bedroom 1

3.81m x 3.69m (12' 6" x 12' 1") UPVC double glazed window to the rear, radiator, and opening with stairs to the en suite.

En Suite

White 3 piece suite comprising wc, pedestal sink unit and panelled bath. Ceiling spotlights, radiator, built in storage cupboard, exposed wooden flooring and two obscured uPVC double glazed windows to the sides.

Bedroom 2

3.37m x 3.17m (11' 1" x 10' 5") UPVC double glazed window to the front, radiator and laminate wood flooring.

Bedroom 3

3.16m x 1.81m (10' 4" x 5' 11") UPVC double glazed window to the front and radiator.

Bathroom

White 4 piece suite comprising; wc, pedestal sink, panelled bath and shower cubicle with mains fed shower. Radiator, partly tiled walls and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a paved driveway with parking for one vehicle. The rear garden is enclosed by brick walls with gated access to the side and comprises paved patio and turfed lawn area.