

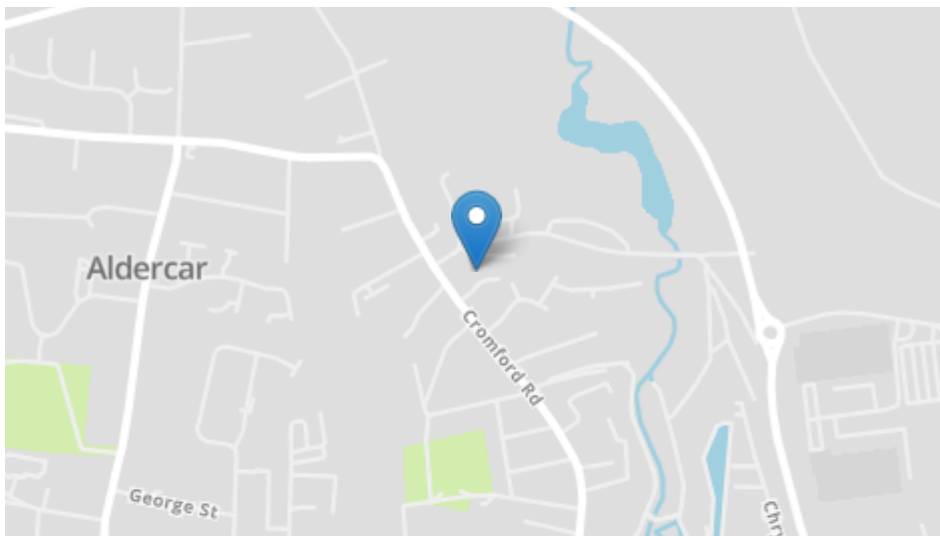
Cromford Road, Langley Mill, NG16 4EX

Offer in Region of £130,000



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- Mid Terraced House
- 2 Bedrooms
- Downstairs WC
- Off Road Parking
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- No Upward Chain

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.



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**\*\*\* STEP ON TO THE PROPERTY LADDER \*\*\*** Buyers looking for a home they can move straight into will love this Town House in Langley Mill. The property is offered for sale with no upward chain and the accommodation briefly comprises to the ground floor; entrance hall, ground floor WC, lounge and dining kitchen. To the first floor a landing giving access to two bedrooms and a three piece bathroom suite. To the outside a front driveway providing off road parking for 2 cars and to the rear an enclosed garden with patio and lawn areas. Situated within Langley Mill, Cromford Road is conveniently located within reach of a of amenities including shops, supermarkets, doctors surgeries and transport links such as Langley Mill train station and close access to the M1.

### Entrance Hall

Entrance door to the front and doors to the lounge & WC.

### WC

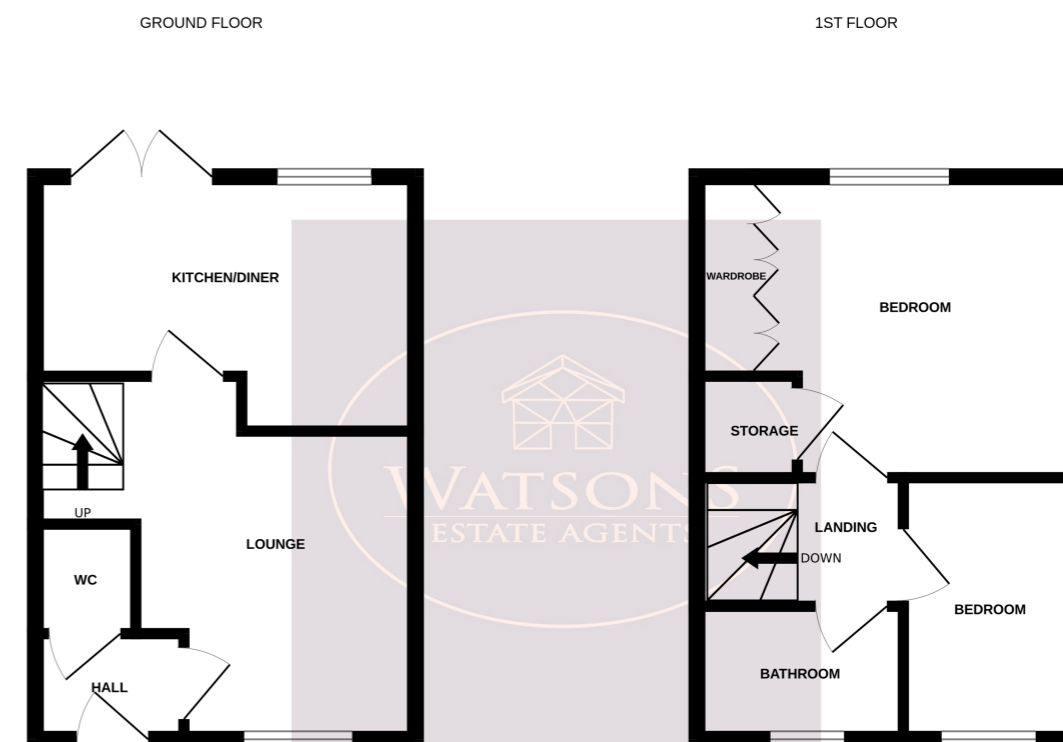
WC and wall mounted sink.

### Lounge

4.08m x 3.05m (13' 5" x 10' 0") UPVC double glazed window to the front, radiator, stairs to the first floor and door to the dining kitchen.

### Dining Kitchen

4.05m x 2.71m (13' 3" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear and uPVC double glazed French doors to the rear garden.



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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### First Floor

#### Bedroom 1

3.45m x 3.2m (11' 4" x 10' 6") UPVC double glazed window to the rear, fitted wardrobe/storage cupboard and radiator.

#### Bedroom 2

3.61m x 2.11m (11' 10" x 6' 11") UPVC double glazed window to the front and radiator.

#### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Radiator and obscured uPVC double glazed window to the front.

#### Outside

To the front of the property, a tarmac driveway provides parking for 2 cars. The rear garden offers a good level of privacy and comprises a paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter.