

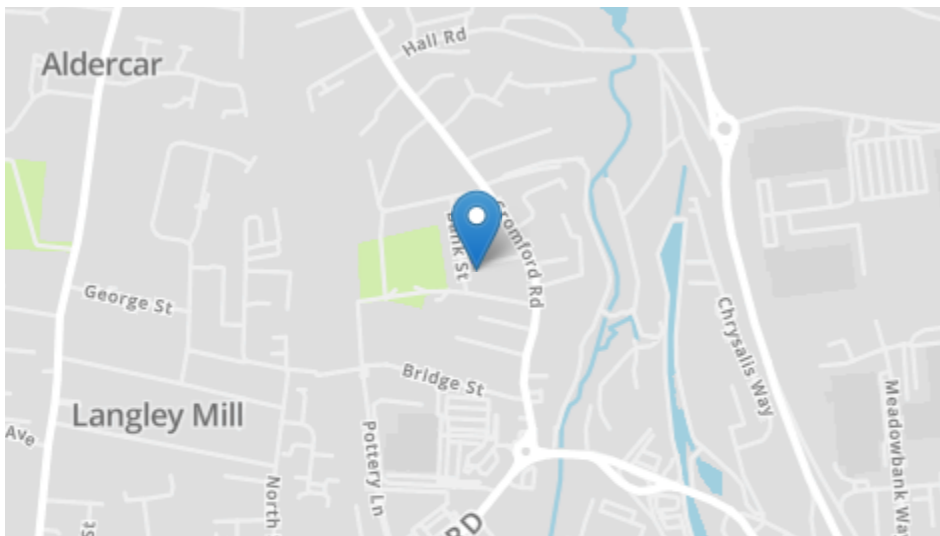
Gladstone Street, Langley Mill, NG16 4EN

Offers Over £120,000



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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	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 - 28088666

Our Seller says....

- Mid Terrace Home
- 3 Double Bedrooms
- Fitted Kitchen
- Separate Lounge & Dining Room
- Low Maintenance Rear Garden
- Excellent Road & Public Transport Links Including Train
- Fully Refurbished Throughout
- NO UPWARD CHAIN

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



*** YOU'LL BE GLAD YOU VIEWED GLADSTONE STREET! *** This is a terrace home in Langley Mill has been fully refurbished and comes to the market with NO UPWARD CHAIN. With 3 good size bedrooms, it is priced to sell and perfect for first time buyers! Improvements include new windows & doors, new gas central heating, damp proofing, full rewire, as well as new kitchen & bathroom. In brief, the accommodation comprises: lounge, lobby to dining room & kitchen and bathroom to the ground floor, upstairs landing to the 3 bedrooms. The modest outside space is just enough for those with small children or dogs and requires very little maintenance. Amenities are within walking distance and Eastwood Town Centre is only a few minutes drive away. Transport links are excellent with easy access the A610, M1 motorway, as well as train station all also nearby. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

3.81m x 3.19m (12' 6" x 10' 6") Composite entrance door and uPVC double glazed window to the front, radiator and door to the front lobby.

Front Lobby

Doors to the lounge and dining room, stairs to the first floor.

Dining Room

3.82m x 3.57m (12' 6" x 11' 9") UPVC double glazed window to the rear, radiator, laminate wood flooring, under stairs storage cupboard and door to the kitchen.

Kitchen

2.13m x 2.02m (7' 0" x 6' 8") A range of matching wall & base units with worksurfaces incorporating a stainless steel sink and drainer unit. Space for washing machine, dishwasher and cooker with extractor over. Ceiling spotlights, uPVC double glazed window to the side and door to the rear lobby.

Rear Lobby

Wall mounted recently fitted combination boiler, doors to the kitchen and bathroom, uPVC double glazed door 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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Bathroom

White 3 piece suite comprising; wc, pedestal sink and panelled bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

First Floor

Landing

Doors to all bedrooms.

Bedroom 1

3.77m x 3.22m (12' 4" x 10' 7") UPVC double glazed window to the front and radiator.

Bedroom 2

2.73m x 2.6m (8' 11" x 8' 6") UPVC double glazed window to the rear, traditional fireplace, radiator and built in wardrobe.

Bedroom 3

3.56m x 2.09m (11' 8" x 6' 10") UPVC double glazed window to the rear, radiator and built in wardrobe.

Outside

The low maintenance rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio and gravel areas. On street parking to the front.