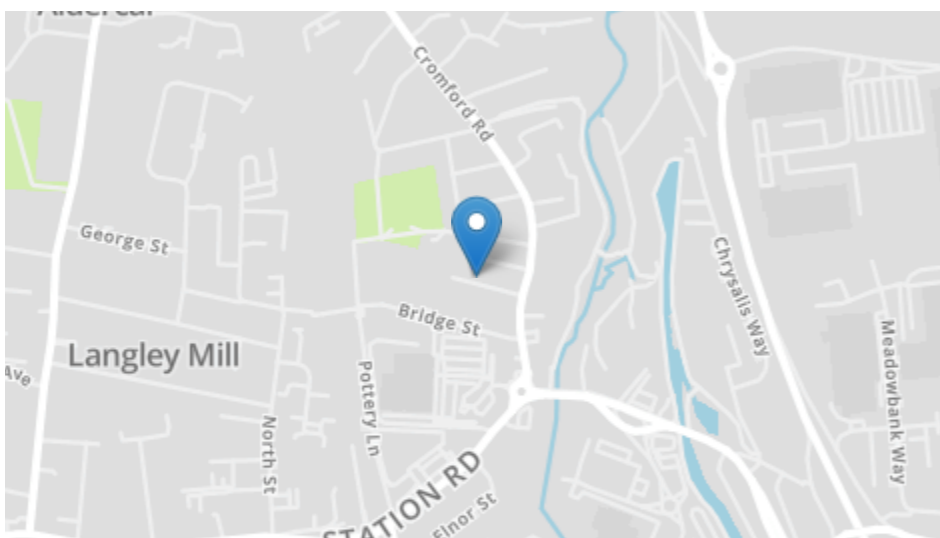


Dean Street, Langley Mill, Nottingham, Derbyshire, NG16
4EG
Guide Price £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Terrace Home
- 2 Double Bedrooms & Attic Room
- 2 Receptions Rooms
- South Facing Rear Garden
- Walking Distance From Amenities & Train
- Ease Of Access To A610
- Ground Floor Shower Room

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 - 26545394

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



*** DECEPTIVELY SPACIOUS *** You might not expect the space on offer with this 3 story terrace home. Conveniently located in Langley Mill, with easy access to shops & amenities, as well as excellent transport links, viewing is recommended. The accommodation has recently benefited from some cosmetic improvements and comprises in brief: lounge, inner hall to dining room & kitchen, first floor landing to 2 DOUBLE bedrooms (en suite to primary) and a separate wc and stairs up to the attic room. usable attic room. pace, 2 double bedrooms (en suite facilities to primary bedroom) and a lovely south-facing garden. Outside, the pleasant rear garden is south-facing and offers a high level of privacy. There are good road links with the nearby A610 giving easy access to the M1 motorway and the location is well served by public transport with a train station and regular bus service both within walking distance. On street parking is available to the front.

Ground Floor

Lounge

4.28m into the bay x 3.62m (14' 1" x 11' 11") UPVC double glazed bay window to the front, cast iron fire place with solid wood surround, radiator and door to the inner hall.

Inner Hall

Under stairs storage and door to the dining area.

Dining Area

4.0m x 3.6m (13' 1" x 11' 10") Stairs to the first floor, wooden fire place, radiator, uPVC double glazed window to the rear and open to the kitchen.

Kitchen

2.35m (3.87m max) x 3.48m (7' 9" x 11' 5") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated waist height double oven & electric hob with extractor over. Plumbing for washing machine and dishwasher, extractor fan, part polycarbonate roof and doors to the side and bathroom.

Bathroom

3 piece suite in white comprising WC, table top sink bowl and bath with electric shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail and extractor fan.

First Floor

Bedroom 1

3.65m x 3.26m (12' 0" x 10' 8") UPVC double glazed window to the front, 2 fitted sliding door wardrobes incorporating the combination boiler and WC.

Bedroom 2

3.68m x 3.66m (12' 1" x 12' 0") UPVC double glazed window to the front and radiator.



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 02023

WC

WC, wall mounted sink and under stairs storage.

Second Floor

Attic Room

3.94m x 3.74m (12' 11" x 12' 3") UPVC double glazed window to the front, built in storage cupboard and radiator.

Outside

The South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.