

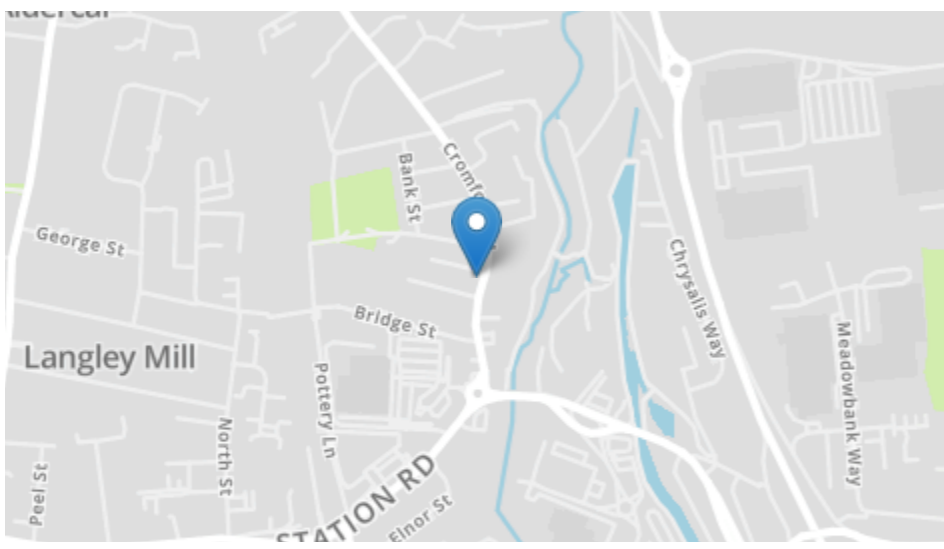
Cromford Road, Langley Mill, NG16 4EH

Offers Over £130,000

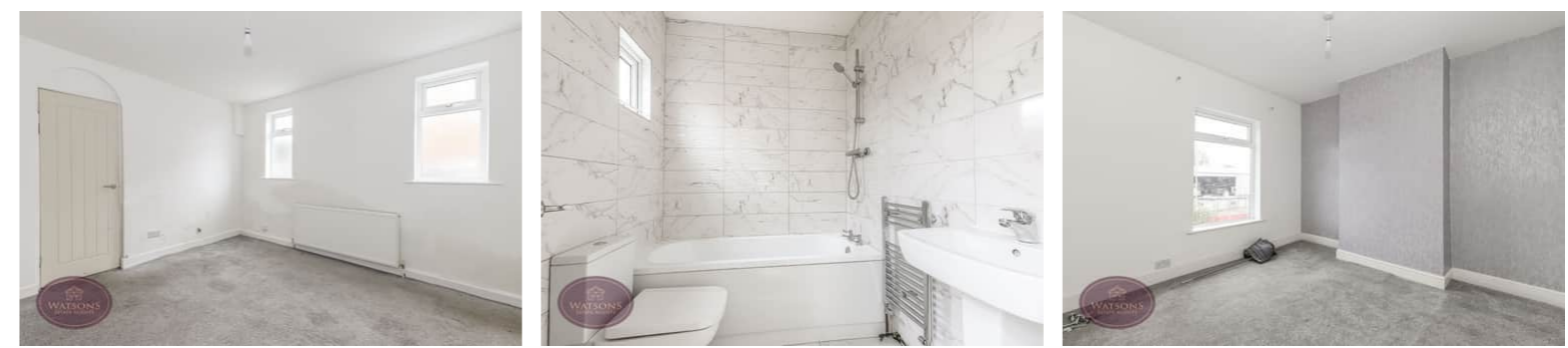


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		60
(55-68)	D		
(39-54)	E		60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 2 DOUBLE Bedrooms
- Newly Fitted Kitchen & Bathroom
- 2 Reception Rooms
- Downstairs Bathroom
- Fully Renovated Throughout
- 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 - 26631436

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



***** STEP ONTO THE LADDER IN STYLE ***** Fully refurbished and coming to the market with NO UPWARD CHAIN, this 2 bed semi detached home in Langley Mill is a MUST VIEW for first time buyers and investors. The location gives easy access to a range of amenities and transport links with the nearby A610, M1 motorway, as well as a train station. The accommodation is well presented throughout and comprises in brief: lounge, dining room, kitchen, bathroom to the ground floor, upstairs landing to the 2 DOUBLE bedrooms. Outside, the rear garden is very low maintenance, but enough space for those with a child or pet to enjoy the Summer months. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

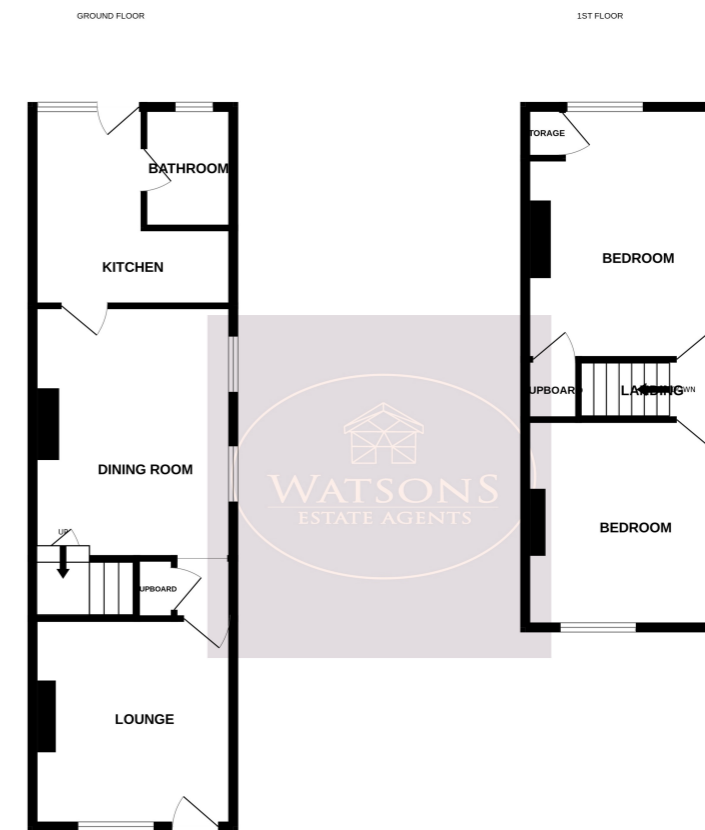
3.7m x 3.48m (12' 2" x 11' 5") UPVC double glazed entrance door to the front. UPVC double glazed window to the front, radiator. door to the rear garden.

Dining Room

3.82m x 3.66m (12' 6" x 12' 0") 2 uPVC double glazed windows to the side, radiator, stairs to the first floor, under stairs storage and door to the kitchen.

Kitchen

3.56m x 3.65m (1.63m min) (11' 8" x 12' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, tiled flooring, uPVC double glazed window to the rear and door to the bathroom.



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 is made as to their operability or efficiency can be given.
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Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the rear and extractor fan.

First Floor

Landing

Doors to both bedrooms.

Bedroom 1

3.78m x 3.62m (12' 5" x 11' 11") UPVC double glazed window to the rear, fitted wardrobe housing the combination boiler, built in storage cupboard and radiator.

Bedroom 2

3.67m x 3.5m (12' 0" x 11' 6") UPVC double glazed window to the front and radiator.

Outside

The low maintenance rear garden comprises a concrete patio, timber decking seating area and is enclosed by timber fencing to the perimeter with gated access to the side.