

Turton Close, Langley Mill, NG16 4FW

Offers Over £160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Double Bedrooms
- Driveway
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Train
- Popular Residential Location
- Ideal First Buy or Family Home
- Ease Of Access To A610

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 - 26391773

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



*** VIEWING ADVISED *** This 3 bedroom semi sits on a desirable cul-de-sac in Langley Mill and would be a great option for buyers who want easy access to amenities. With easy access to the nearby towns of Heanor, Eastwood and Ilkeston, there is also excellent transport with bus & train. The accommodation in brief comprises: entrance hall, lounge, dining kitchen running across the rear, upstairs landing to 3 bedrooms and family bathroom. Outside the appealing rear garden has a timber decked patio area and lawn, whilst a driveway to the front provides good off street parking. Call our sales team now to arrange a viewing.

First Floor

Entrance Hall

UPVC double glazed entrance door, uPVC double glazed window to the side, radiator, wood effect laminate flooring and doors to the lounge and dining kitchen.

Lounge

4.34m x 3.48m (14' 3" x 11' 5") UPVC double glazed window to the front, radiator, wood effect laminate flooring and wooden fire place surround with inset space for gas fire.

Dining Kitchen

6.56m x 2.76m (21' 6" x 9' 1") A range of matching base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, breakfast bar, under stairs storage, wood effect laminate flooring, 3 uPVC double glazed windows to the rear and French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic and door to all bedrooms and bathroom.

Bedroom 1

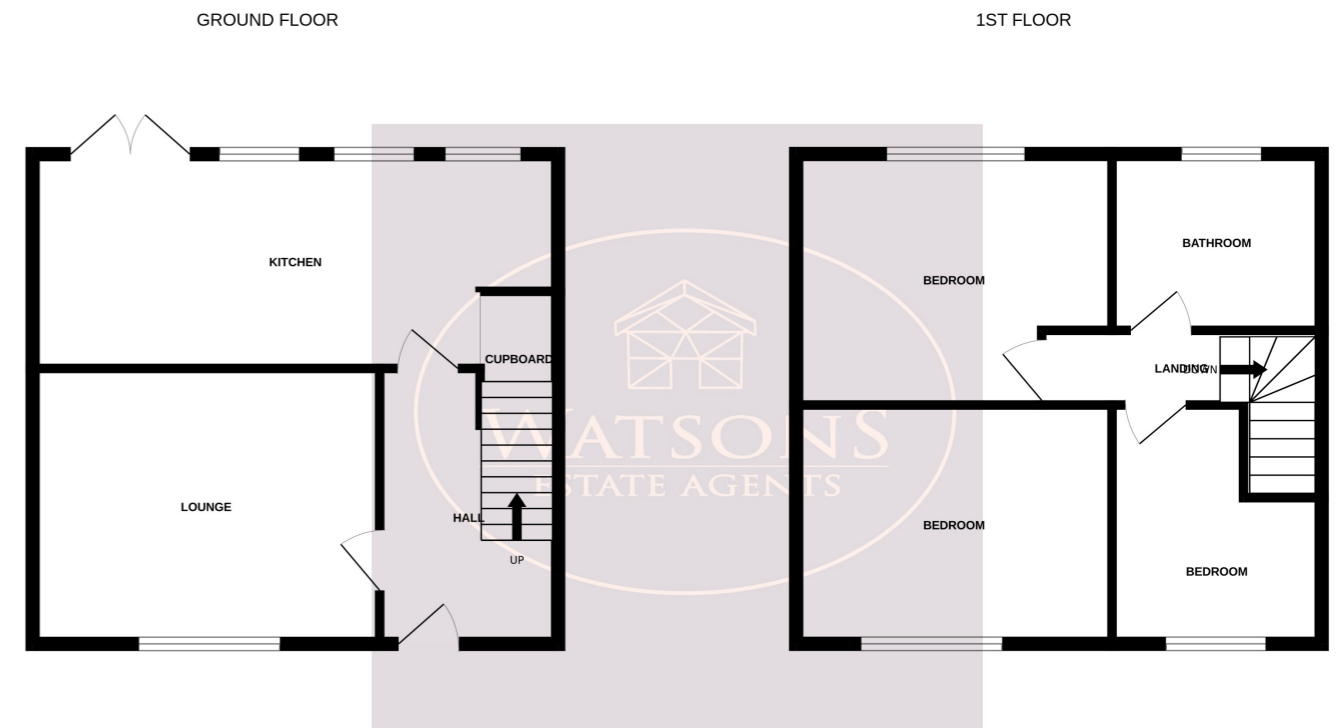
3.58m x 3.47m (11' 9" x 11' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.62m x 2.79m (11' 11" x 9' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.89m x 2.52m (9' 6" x 8' 3") 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 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

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail and obscured uPVC double glazed windows to the rear & side.

Outside

To the front of the property are decorative plum slate beds. A concrete driveway running alongside the property provides ample off road parking and is enclosed by brickwall and hedge borders. The rear garden comprises a timber decking seating area with uncovered pergola and steps down to a turfed lawn with flower bed borders and a range of plants & shrubs. Other features include a timber built shed and external tap. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.