

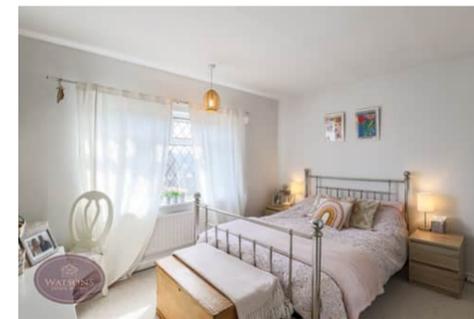
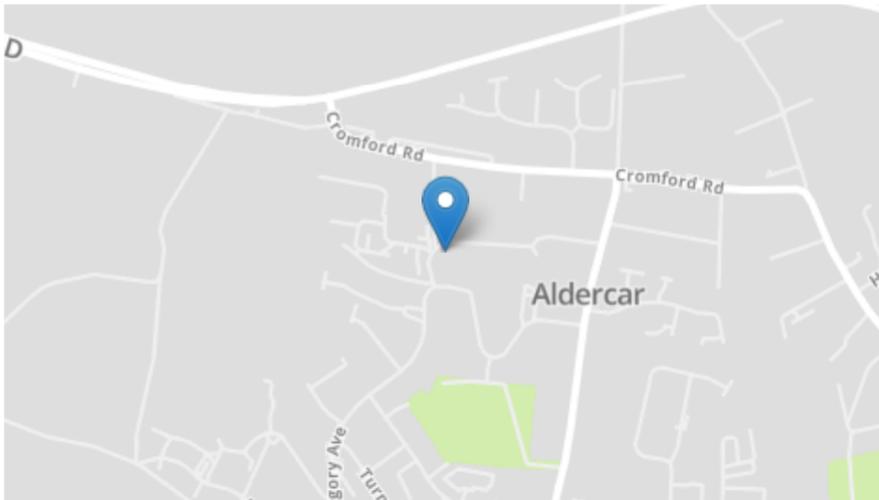
Daltons Close, Langley Mill, NG16 4GP

£180,000



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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 - 28131602

Our Seller says....

- Semi Detached Family Home
- 2 Double Bedrooms
- Modern Dining Kitchen
- Downstairs WC & Utility Room
- Off Road Parking
- South East Facing Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Train
- Ease of Access to A610

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



*** FIRST TIME BUYERS GET READY!! *** You will fall in love with this beautiful 2 bedroom semi detached property as it is the perfect home to be getting a foot on the property ladder! Located in a desirable area of Langley Mill/Aldecar with great access to many amenities, the A610 and Aldecar Infant school. This charming home boasts excellent living space comprising a lounge, modern dining kitchen, downstairs WC, utility room, 2 DOUBLE bedrooms, bathroom, ample private parking to the front and an enclosed private garden to rear. To view this fantastic home call our team to book your viewing!

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, under stairs storage and doors to the lounge, dining kitchen and WC.

WC

WC and obscured uPVC double glazed window to the front.

Lounge

3.78m x 3.49m (12' 5" x 11' 5") 2 uPVC double glazed windows to the rear, wood effect laminate flooring, Inglenook fireplace and radiator.

Dining Kitchen

3.74m x 3.14m (12' 3" x 10' 4") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for dishwasher. 2 uPVC double glazed windows to the side and front. Open to the lobby.

Lobby

Door to the side and open to the utility room.

Utility Room

3.01m x 1.98m (9' 11" x 6' 6") Plumbing for washing machine and fridge freezer. UPVC double glazed window to the rear.



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

Landing

UPVC double glazed window to the front. Airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.39m x 3.34m (14' 5" x 10' 11") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.34m x 3.01m (10' 11" x 9' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit with storage space and bath with mains fed shower over. Heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property are flower beds with a range of mature plants, shrubs and trees and is palisaded by brickwork. To the side of the property a gravel driveway provides ample off road parking. The South East facing rear garden comprises a paved patio seating area, turfed lawn, railway sleeper borders, timber built shed and gravel beds. The garden is enclosed by timber fencing to the perimeter with gated access to the side.