

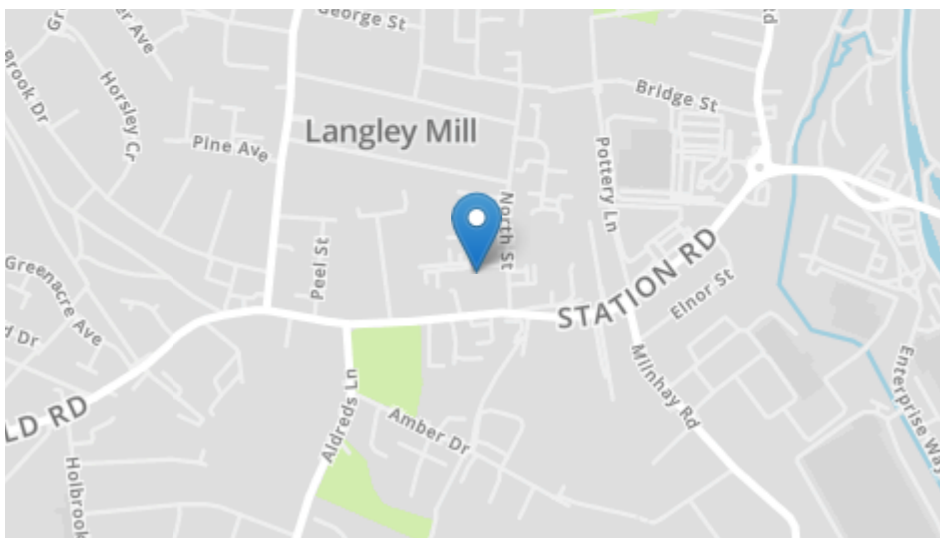
West Street, Langley Mill, NG16 4BW

£160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Victorian Terrace House
- 2 Double Bedrooms plus Spacious Loft Room
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Well Maintained Private Rear Garden
- Excellent Road & Public Transport Links
- Ideal First Purchase or Investment
- Recently Renovated Throughout

Our Seller says....

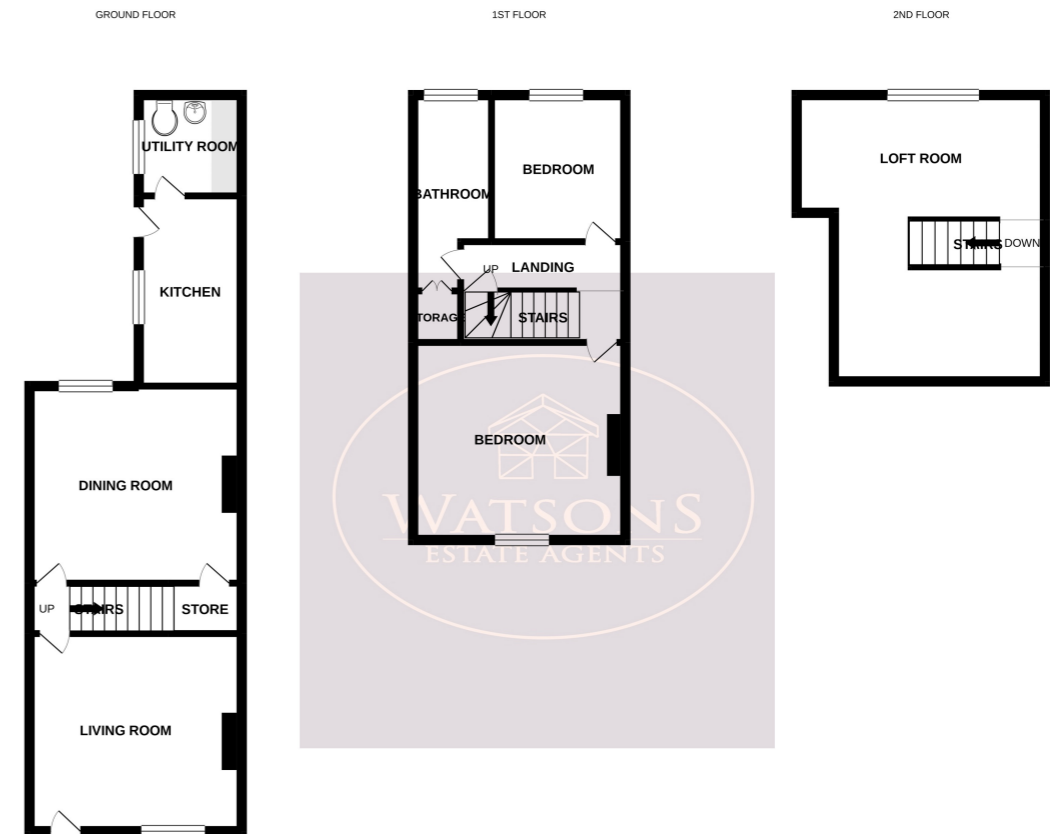
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27407760

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



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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***** WEST IS BEST *** ** JUST UNPACK & SIT BACK ***** This larger than average, stylish Victorian terrace home sits in a popular part of Langley Mill with easy access to amenities and transport links. The spacious interior is ideal for a buyer that can be moved straight into. You will not find a better presented and more spacious property at this price! The accommodation in brief comprises two reception rooms, fitted kitchen, utility/w/c to the ground floor, two double bedrooms, three piece bathroom suite, there is a spacious loft room, which would make an ideal teenage den or home office. To the outside lawn area, patio area and decorative bark section, offering a pleasant, private & low maintenance outdoor space laid rear garden. This is a property that needs to be seen and would appeal to a range of buyers including first timers, downsizers & investors. For more information or to book your viewing, call our team. Offered for sale with NO CHAIN we recommend an internal inspection to fully appreciate all that this superb home has to offer!

Ground Floor

Lounge

3.71m x 3.45m (12' 2" x 11' 4") UPVC double glazed entrance door, uPVC double glazed window to the front, vertical radiator and door to the inner hall.

Inner Hall

Stairs to the first floor and doors to the lounge & dining room.

Dining Room

3.75m x 3.47m (12' 4" x 11' 5") Inglenook fireplace with inset space for a multi fuel burner, under stairs storage, vertical radiator, uPVC double glazed window to the rear and door to the kitchen.

Kitchen

3.33m x 1.8m (10' 11" x 5' 11") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated waist height electric oven and electric hob. Ceiling spotlights, uPVC double glazed window to the side and doors to the rear garden and WC/utility.

WC/Utility Room

Concealed cistern WC, pedestal sink unit, plumbing for washing machine, heated towel rail and obscured uPVC double glazed window to the side.

First Floor

Landing

Doors to all bedrooms and bathroom and stairs to the second floor.

Bedroom 1

3.47m x 3.7m (11' 5" x 12' 2") UPVC double glazed window to the front and vertical radiator.

Bedroom 2

3.12m x 2.56m (10' 3" x 8' 5") UPVC double glazed window to the rear, airing cupboard housing the combination boiler and vertical radiator.

Bathroom

3 piece suite in white comprising of WC, vanity sink unit and bath with dual rainfall effect shower over. Heated towel rail, ceiling spotlights, storage cupboard and obscured uPVC double glazed window to the rear.

2ND FLOOR

Loft Room

5.05m x 4.35m reducing to 3.36m (16' 7" x 14' 3") UPVC double glazed window to the rear with open views, ceiling spotlights, vertical radiator and levered floor hatch.

Outside

The rear garden is enclosed by timber fencing with gated side access and consists of paved patio area, turfed lawn and aluminium shed providing useful storage space.