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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Argyle Street, Langley Mill, Nottingham, Nottinghamshire , NG16 4ET
£240,000



FEATURES:

- FOUR BEDROOMS
- SPACIOUS SEMI DETACHED
- TWO BATHROOMS
- CONSERVATORY
- GARAGE AND AMPLE OFF STREET PARKING
- ENCLOSED LOW MAINTENANCE GARDEN
- NO UPWARD CHAIN
- VIEWING ESSENTIAL
- CUL DE SAC LOCATION
- TWO RECEPTION ROOMS

COUNCIL TAX BAND: B EPC RATING: D

Entrance Hallway
Radiator, door to lounge.

Lounge
4.91 m x 3.90 m (16'1" x 12'10")
UPVC bay window to front aspect, radiator, feature fireplace, tv point, glazed door leading to hall / dining room.

Hallway
Opening to dining room, doors to bathroom, bedroom and hallway

Bathroom
UPVC window to side aspect, three piece suite comprising of double shower cubicle, WC, pedestal hand wash basin, part tiled walls, vinyl flooring, storage cupboard housing the combi boiler, spot lighting.

Bedroom
3.70 m x 2.82 m (12'2" x 9'3")
UPVC window to front aspect, radiator, fitted wardrobes to one wall.

Dining Room
2.88 m x 2.46 m (9'5" x 8'1")
Tiled flooring, radiator, opening to kitchen.

Kitchen
4.77 m x 2.70 m (15'8" x 8'10")
UPVC window to rear aspect, UPVC french doors leading to conservatory, tiled flooring, fitted kitchen with base and wall units, work top with up stands, integrated oven, hob and extractor above, integrated dishwasher and washing machine. Fridge.

Conservatory

2.90 m x 2.29 m (9'6" x 7'6")
UPVC windows and UPVC french doors to rear aspect, tiled flooring.

Hallway
Stairs rising to the first floor, radiator, under stairs storage cupboard, door to bedroom.

Bedroom
2.87 m x 2.43 m (9'5" x 8'0")
UPVC window to rear aspect, radiator, laminate flooring.

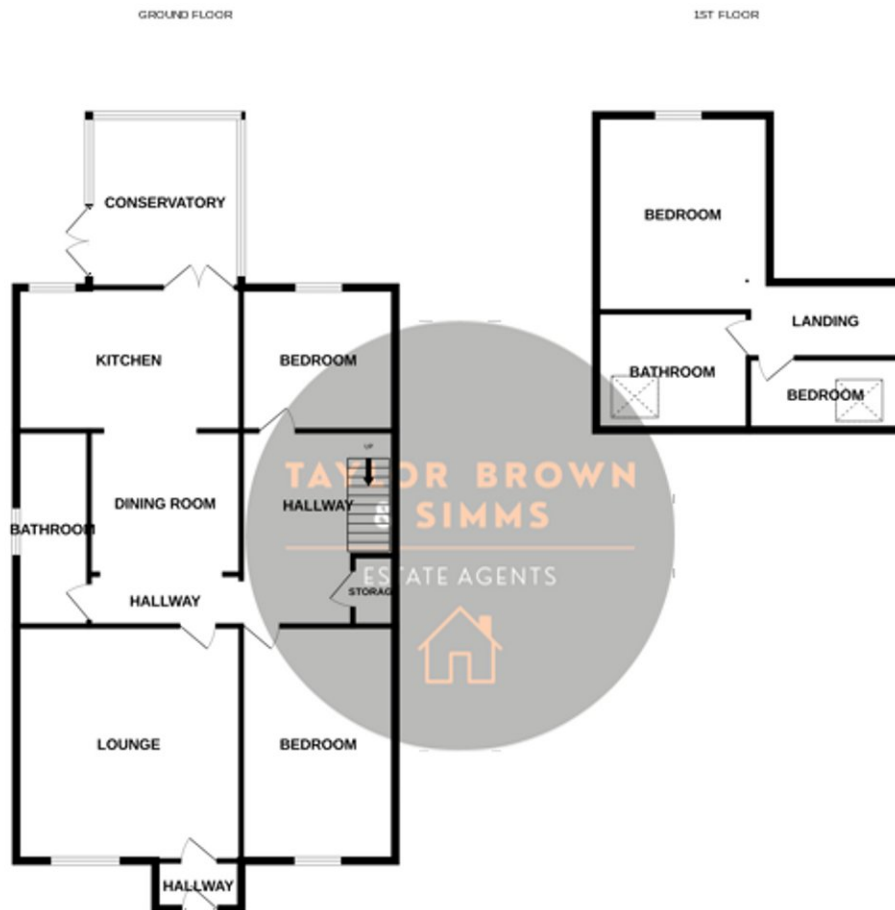
First floor landing
Door to bedroom, opening to bedroom, and door to bathroom.

Bedroom
4.65 m x 3.42 m (15'3" x 11'3")
UPVC window to rear aspect, radiator, wardrobes.

Bedroom
2.93 m x 1.72 m (9'7" x 5'8")
Velux window to front, radiator.

Bathroom
Velux window, three piece suite comprising of panelled bath, WC and pedestal hand wash, radiator, part tiled walls, eaves storage.

Outside
To the front of the property is gated access with matching metal fencing surrounding, ample off street parking leading to a larger than average garage with storage to the rear.
To the rear of the property is a low maintenance garden with artificial grass, patio area, enclosed via panelled fencing, and also having a pergola.



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 misstatement. This plan is for guidance 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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