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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Argyle Street, Langley Mill, Nottingham, Nottinghamshire , NG16 4ET Offers Over £160,000



FEATURES:

- TWO BEDROOMS
- SEMI DETACHED
- LOUNGE
- KITCHEN DINER
- CONSERVATORY
- FRONT AND REAR WELL MAINTAINED GARDENS
- OFF STREET PARKING
- NO UPWARD CHAIN
- VIEWING ESSENTIAL
-

COUNCIL TAX BAND: A EPC RATING: D

Lounge

3.89 m x 3.66 m (12'9" x 12'0")

UPVC door and window to front aspect, radiator, fireplace, door to kitchen diner.

Kitchen Diner

3.40 m x 3.06 m (11'2" x 10'0")

UPVC window and door into conservatory, fitted base and wall units with sink unit, integrated oven, hob and extractor, radiator, breakfast bar area, doors to bedrooms and bathroom.

Bedroom

3.71 m x 3.33 m (12'2" x 10'11")

UPVC window to front, radiator.

Bedroom

3.42 m x 2.49 m (11'3" x 8'2")

UPVC window to rear, radiator.

Bathroom

UPVC window to side aspect, three piece suite comprising of panelled bath with shower above, WC and pedestal hand wash basin, radiator, storage cupboard, part tiled walls.

Conservatory

2.49 m x 2.98 m (8'2" x 9'9")

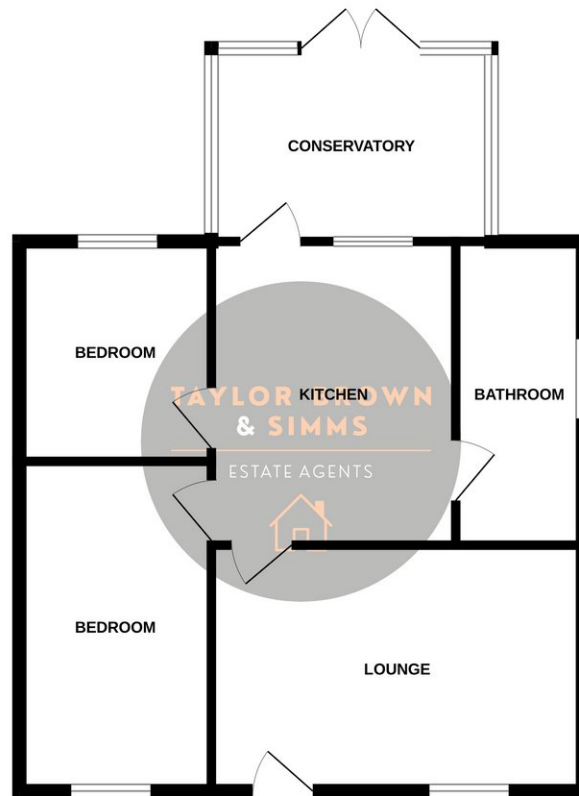
UPVC windows and door to rear aspect, plumbing for washing machine.

Outside

To the front of the property is a lawned area with mature shrubs and borders, to the side is a gated access leading to driveway, and access to the rear garden.

To the rear is a landscaped garden with lawned garden, mature shrubs and borders, gravelled areas, wooden garden shed, and being enclosed via panelled fencing.

GROUND FLOOR



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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