whitegates









Bridge Street, Langley Mill, NG16

4 2 2 EPC D

Guide Price: £240,000

Freehold



Bridge Street,
Langley Mill, NG16 4EE

4 bedrooms
2 bathrooms
2 reception rooms

Guide Price: £240,000

- FOUR BEDROOMS
- STRUCTURALLY DETACHED PROPERTY
- NO UPWARD CHAIN
- MULTI FUNCITON WORKSHOPS TO REAR
- EXTENSIVE PLOT
- POTENTIAL BUILDING PLOT (SUBJECT TO PLANNING)
- OFF ROAD PARKING

Council Tax Band: TBA

GUIDE PRICE £240,000-£260,000

FOUR BEDOOM STRUCTURALLY DETACHED PROPERTY WITH WORKSHOPS AND POTENTIAL BUILDING PLOT

Whitegates are delighted to bring to market this spacious four bedroom detached property, situated on an extensive plot.

The accommodation briefly comprises a living room, dining room, breakfast kitchen, shower room, four generous bedrooms and family bathroom.

Externally, the property benefits from ample off road parking, a large rear garden and THREE workshops/garages, all fitted with lighting and electrics. There is also potential for a building plot to the side of the property (subject to planning permission).

Ideal for those looking to run a business from home or seeking additional space and development potential.

Conveniently located close to local schools, shops, amenities and transport links, the property is neutrally presented throughout and offered with NO UPWARD CHAIN.







The Details

Ground Floor

Living Room

Composite door to front, laminate flooring, radiator and uPVC double glazed window to front elevation, opening to:

Dining Room

Laminate flooring, fitted storage, radiator and uPVC double glazed window to front elevation.

Breakfast Kitchen

Vinyl flooring, fitted base units, part tiled splashbacks, fitted sink and drainer, space for freestanding oven, space and plumbing for washing machine, space for fridge/freezer, large understairs pantry cupboard, stairs to first floor, radiator, stable door to rear leading to rear garden and uPVC double glazed window to rear elevation.

Shower Room

Vinyl flooring, WC, wall mounted hand wash basin, part tiled splashbacks, walk in shower cubicle, wall mounted heated towel rail and uPVC double glazed window to rear elevation.

First Floor

Landing

Laminate flooring, fitted storage, loft hatch and spotlights.

Bedroom 1

Laminate flooring, two radiators and two uPVC double glazed windows to front elevation.

Bedroom 2

Radiator and uPVC double glazed window to front elevation.

Bedroom 3

Two radiators and two uPVC double glazed windows to rear elevation.

Bedroom 4

Radiator and uPVC double glazed window to front elevation.

Bathroom

Wooden flooring, WC, pedestal sink, panelled bath with shower attachment, part tiled splashbacks, radiator and uPVC double glazed window to rear elevation.

Outside

The property is on an extensive plot with driveway to the side of the property leading to a car port and further off road parking to the rear.

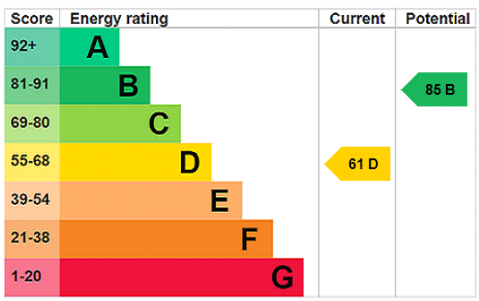
The rear garden is fully enclosed and mainly patio area plus lawn area and vegetable patch area.

The property also has three large workshops/garage with lighting and electrics and a car pit to one of the spaces.















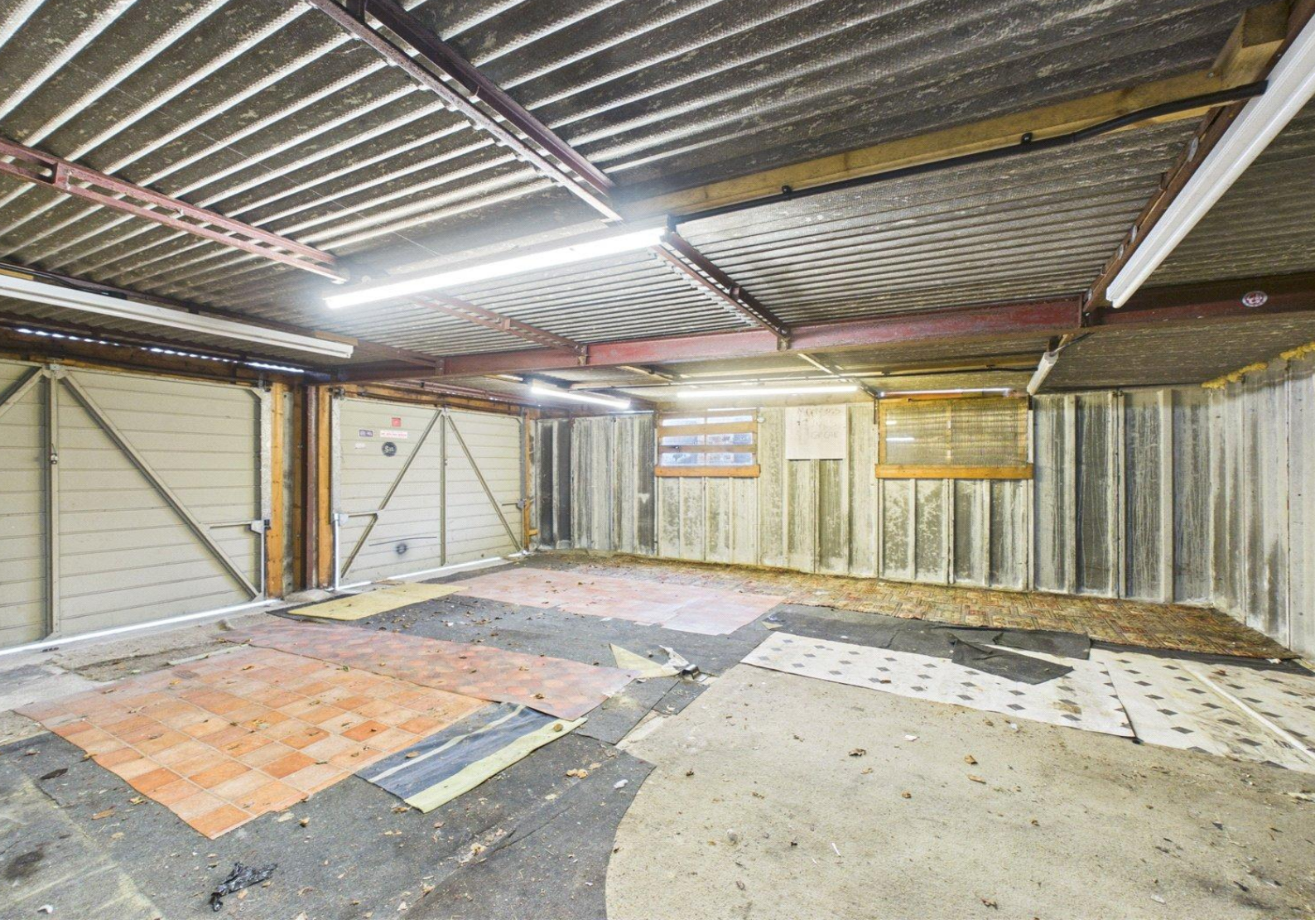


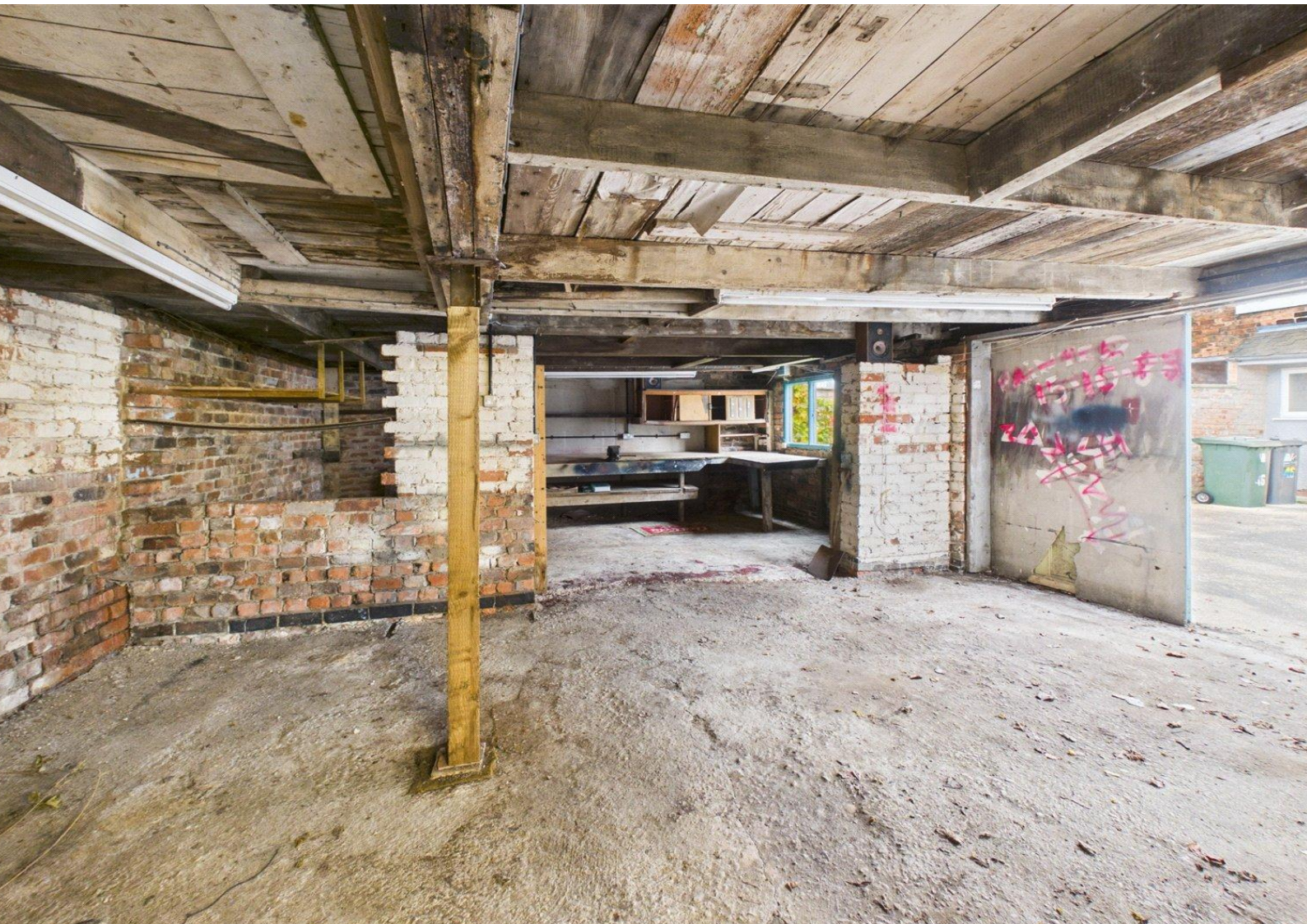


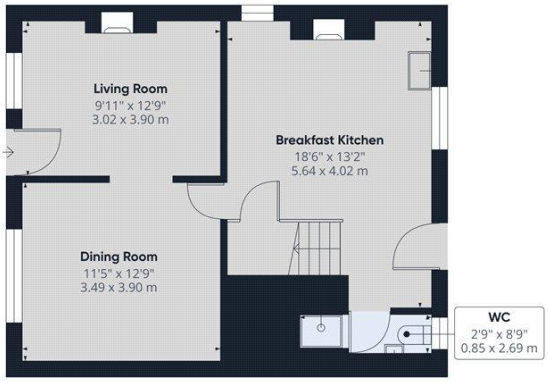




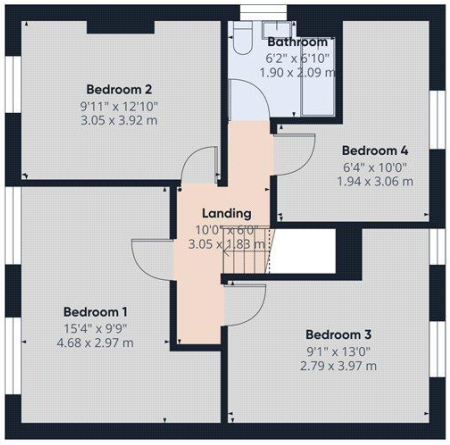








Ground Floor



Floor 1

Approximate total area(1)

1152 ft²

106.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman