Robert Ellis

look no further...

Langley Road,
Spondon, Derby
DE21 7HY

£184,950 Freehold

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AN EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market a property that has been extended to the rear and now offers a large kitchen/dining room. The property is ready for its next owner to stamp their own mark on, but has been competitively priced to take into consideration the cosmetic work required. It would ideally suit the first time buyer, growing family or somebody looking to downsize. A particular feature of the property is the outside space which offers off the road parking and a larger than average rear garden, measuring approx 61' in length. An internal viewing comes highly recommended to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, lounge with a bay window, large open plan dining kitchen and wet room. To the first floor there are three bedrooms and a w.c.. As previously mentioned there is off the road parking to the front, side access and a good size garden to the rear.

The property is within easy reach of the local amenities and facilities provided by Spondon and Borrowash with there being an Asda superstore in Spondon and Sainsbury's at Pride Park which is only a few minutes drive away. There are excellent schools for all ages within easy reach, healthcare and sports facilities, walks in the nearby countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Derby and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door, radiator, stained glass windows, stairs to the first floor and door to:

Lounge
13'1 x 11'2 approx (3.99m x 3.40m approx)
UPVC double glazed bay window to the front, radiator, gas fire with tiled surround, TV point and door to:

Dining Kitchen
25'8 x 11'1 approx (7.82m x 3.38m approx)
The dining area has a door to the understairs storage cupboard, gas fire, door to wet room and open to the kitchen.

The kitchen area has wall, base and drawer units with work surface over, stainless steel sink and drainer with swan neck mixer tap over, cooker space, appliance space, plumbing for an automatic washing machine, breakfast bar, tiled walls and splashbacks, UPVC double glazed windows to the rear and rear exit door. Door to:

Wet Room
11'6 x 4'9 approx (3.51m x 1.45m approx)
Electric shower, tiled walls and splashbacks, low flush w.c., wash hand basin, extractor fan, UPVC double glazed window to the side and wall heater.

First Floor Landing
Telephone point, UPVC double glazed window to the side and door to:

Bedroom 1
11'7 x 11'2 approx (3.53m x 3.40m approx)
UPVC double glazed window to the front, radiator and door to:

w.c.
Low flush w.c., wash hand basin, tiled walls and splashbacks, extractor fan.

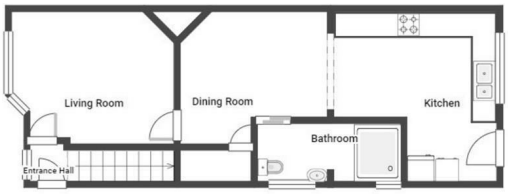
Bedroom 2
12'1 x 7'8 approx (3.68m x 2.34m approx)
UPVC double glazed window to the rear and radiator.

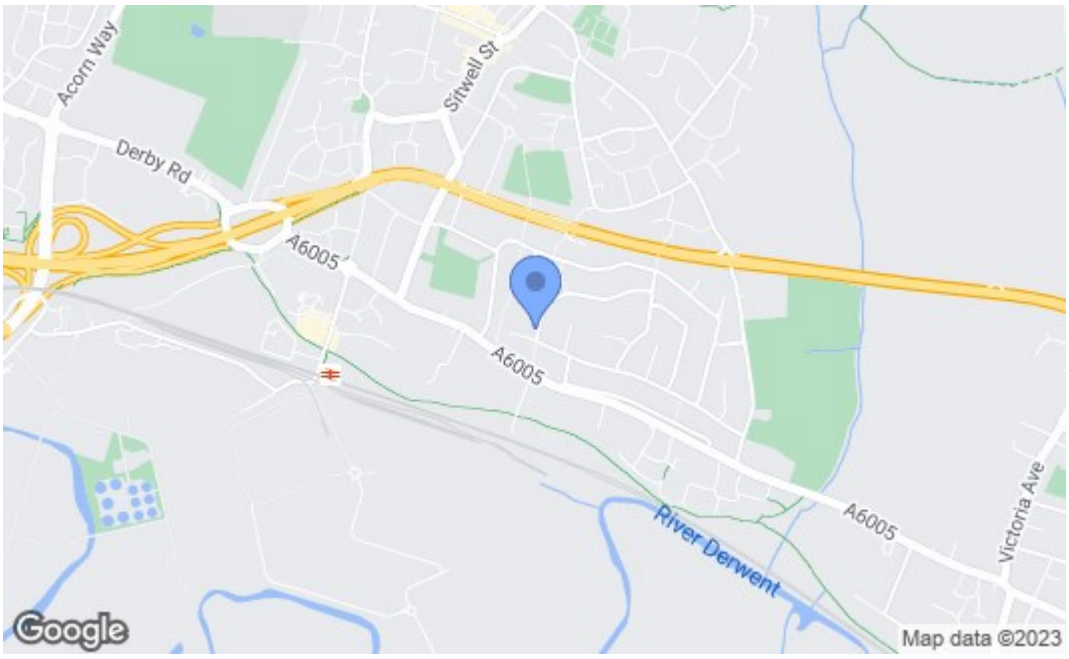
Bedroom 3
9'2 x 6'1 approx (2.79m x 1.85m approx)
UPVC double glazed window to the rear, radiator, storage cupboard housing the gas central heating boiler and access to the loft.

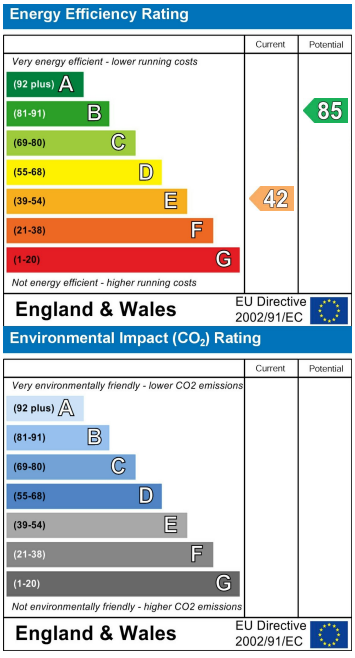
Outside
To the front of the property there is a block paved driveway, privately enclosed with wrought iron fencing, side access to the rear garden which is larger than average having a patio area immediate to the property and leading onto the lawn. There are borders with mature shrubs, all privately enclosed with fenced boundaries and there is an outside tap.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston, Draycott and Borrowash. Continue along Nottingham Road for some distance and turn right into Silverhill Road, left into Borrowfield Road and right into Langley Road where the property can be found on the left.
7015AMEC

Council Tax
Band A - £1,245







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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