



**Bridge Street, Langley Mill**  
£925 pcm

 **Comfort**  
Estates



## Bridge Street

Langley Mill, Nottingham

Comfort Estates are pleased to offer this beautifully refurbished 3 bedroom home. The property is located in Langley Mill which has a selection of supermarkets, shops and amenities close by, as well as other towns such as Heanor and Eastwood. A short drive away is Shipley Country Park, and if the outdoors is a hobby of yours Langley Mill is positioned on the border of Nottinghamshire and Derbyshire, giving you the advantage of being one step closer to the edge of the Peak District.

In brief, the property comprises of lounge, a large Kitchen/diner, 3 very well proportioned double bedrooms, a brand new bathroom and a lovely rear garden.

This property is undoubtedly one of the finest in the area. Call Comfort Estates today to book a viewing!



## Bridge Street

Langley Mill, Nottingham

| Three Bedrooms | One Bathroom | Garden | On Street Parking | Unfurnished |  
Langley Mill | Available 21st July 2025 |  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 Double Bedrooms
- Fully Refurbished
- Unfurnished
- Close to Local Shops
- Private Garden
- Available 21st July 2025
- One Bathroom
- On Street Parking



### Lounge

11' 9" x 11' 2" (3.58m x 3.40m)

Entering through the front door into the lounge. This room has been newly painted in off-white, with Luxury Vinyl Tiled wooden effect floor. There is a large window covered by a white blind that looks out onto the front of the property.

### Kitchen/Diner

11' 9" x 18' 1" (3.58m x 5.50m)

The lounge follows through into the large open-plan kitchen / Diner which is at the back of the property. The LVT flooring covers the whole of the downstairs. With brand-new grey kitchen units, and marble effect worktops, stainless steel sink, built-in oven, electric hob and extractor fan. A good-sized storage pantry can be found in the corner of the dining room. There is a back door and window overlooking the garden and dressed with white blinds.





### **Bedroom 1**

11' 11" x 10' 10" (3.63m x 3.29m)

On the first floor is the first of 3 double bedrooms, newly carpeted with grey carpet, this double bedroom has freshly painted off-white walls and a window that looks onto the front of the property covered by a white Venetian blind.

### **Bedroom 2**

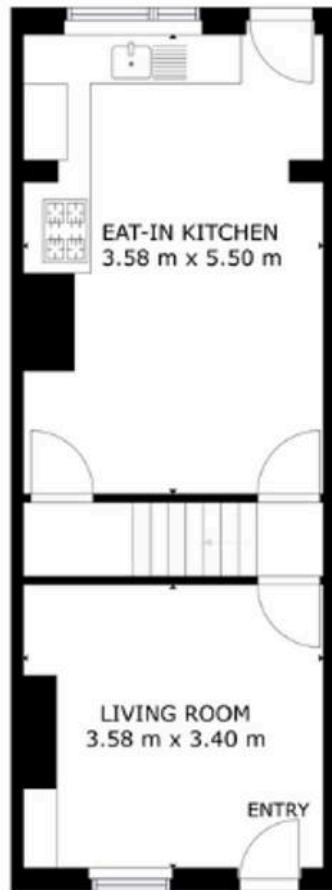
8' 5" x 12' 9" (2.56m x 3.88m)

Further down the landing to the back of the property is Bedroom 2. This double room also has newly painted off-white walls and a new grey carpet. With the added benefit of a built-in wardrobe with rail hanging space. A window that looks out over the garden and is framed by a white Venetian blind. The wall dividing it from the hallway has the bonus of a small glass screen to allow extra light into the room.

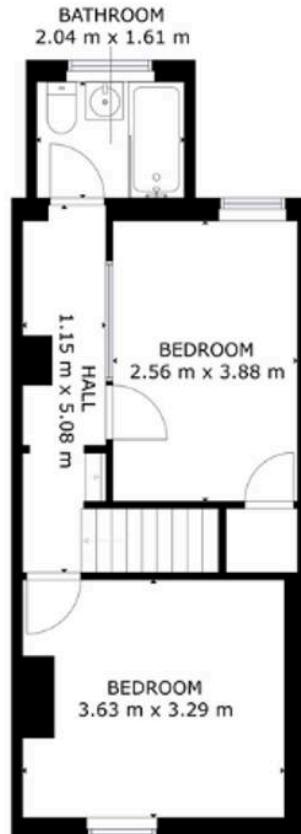
### **Bedroom 3**

11' 5" x 13' 7" (3.47m x 4.15m)

A communal fenced-off pathway runs along the front of the garden that only the neighbours have access to. From this is a lawned garden with a storage shed and trees at the back allowing privacy.



GROSS INTERNAL AREA  
FLOOR 1: 36 m<sup>2</sup>, FLOOR 2: 35 m<sup>2</sup>, FLOOR 3: 13 m<sup>2</sup>  
TOTAL: 84 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Comfort Estates, 47 Derby Road - NG1 5AW

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