



Langley Road, Spital

£230,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented townhouse, ready for you to move straight in and start enjoying from day one. Thoughtfully maintained and tastefully styled, this charming home benefits from uPVC double glazing and efficient combi-fired gas central heating throughout. Step inside to find a welcoming entrance hall leading to a bright and spacious lounge, complete with elegant Amtico flooring, a characterful bow bay window, and a cosy log burner – perfect for relaxing evenings. The smartly fitted kitchen dining room is ideal for entertaining, featuring modern units and double doors that open out onto the delightful rear garden. Upstairs, you'll find three well-proportioned bedrooms and a stylish three-piece bathroom, complete with a shower over the bath for added convenience. Outside, the rear garden offers a tranquil retreat with a timber patio area, perfect for outdoor dining or simply unwinding. There is a garage en bloc to the rear, perfect for extra storage. To the front, the home is set back behind a pleasant green, adding to the sense of peace and space. Ideally located in the popular residential area of Spital, this property is just a short distance from local schools, excellent transport links, and easy access to motorway networks – making it a perfect choice for families, professionals, or anyone seeking comfort and convenience in a friendly community. Council tax band B. Freehold.



Hall

7'2" (2.18m) x 3'11" (1.19m)

Lounge

15'0" (4.57m) x 11'7" (3.53m)

Kitchen Dining Room

14'7" (4.45m) x 8'11" (2.72m)

Bedroom One

13'3" (4.04m) x 8'5" (2.57m)

Bedroom Two

10'9" (3.28m) x 8'5" (2.57m)

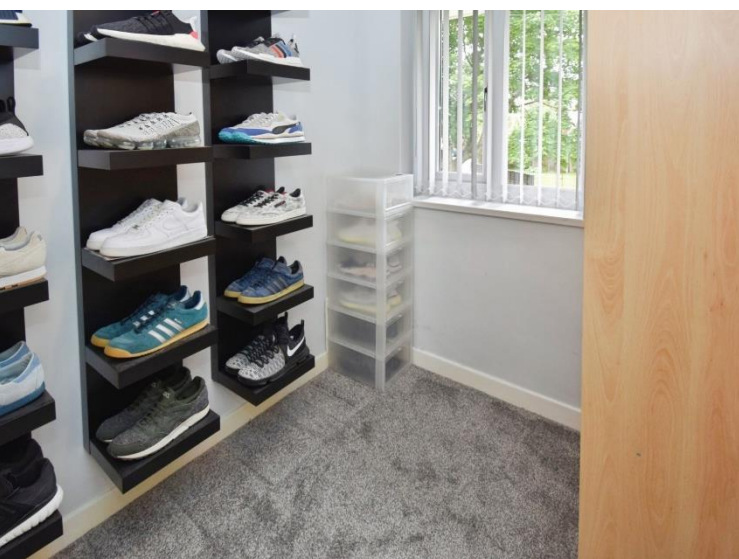
Bedroom Three

8'5" (2.57m) x 5'11" (1.8m)

Bathroom

5'10" (1.78m) x 5'6" (1.68m)

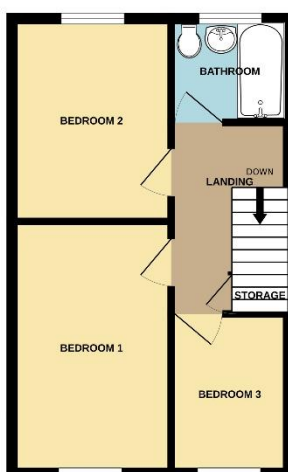
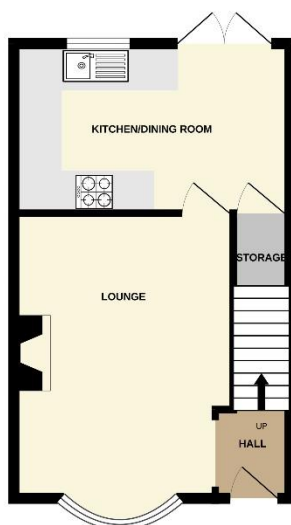






GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.
Whilst every effort 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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