

HoldenCopley

PREPARE TO BE MOVED

Milldale Road, Long Eaton, Derbyshire NG10 3JB

Offers Over £240,000

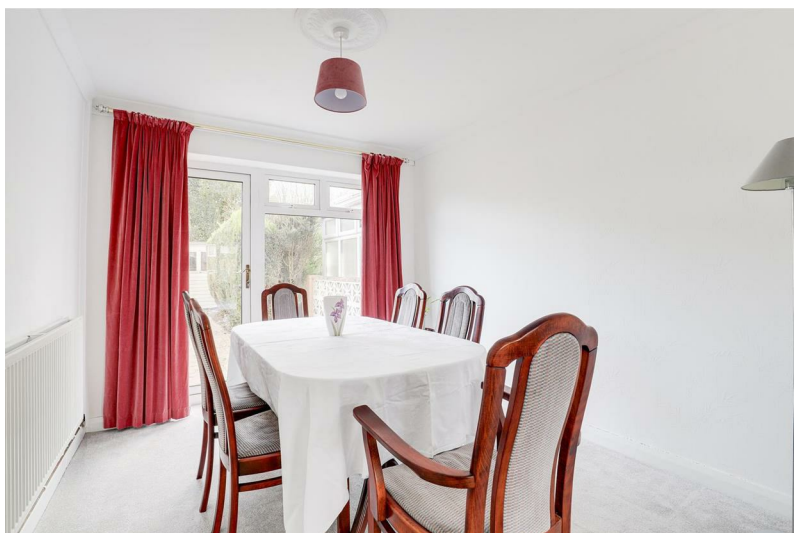
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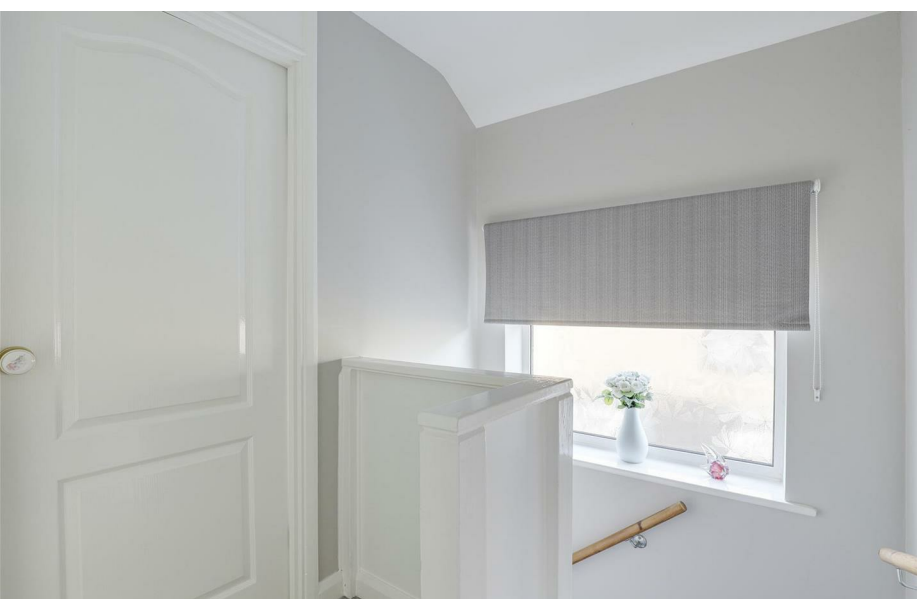


NO UPWARD CHAIN...

This charming semi-detached home offers a fantastic opportunity for family buyers and is being sold with no upward chain. Positioned conveniently close to a variety of local amenities, including shops, cafes, and excellent transport links into Nottingham City Centre, it also falls within the catchment of well-regarded local schools. On the ground floor, the property features an inviting entrance hall that leads into a spacious living room, which in turn opens into a dining room with direct access to the rear garden. The fitted kitchen is located to the rear of the entrance hall and offers access to the side elevation, providing practicality and ease of movement throughout the home. Upstairs, there are three bedrooms, with the main bedroom benefiting from fitted wardrobes. The first floor also houses a modern three-piece wet room, designed for convenience and style. Outside, the property is complemented by a storm porch and a front garden laid mainly to lawn with planted borders, a driveway, and gated access to the rear. The rear garden is enclosed and low-maintenance, featuring an outside tap, a block-paved area, shed, greenhouse, planted borders, and fence-panelled boundaries. Additionally, the garden provides access to a versatile outbuilding which is equipped with electrics and lighting, offering flexible space for a home office, workshop, or storage/gym room.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Wet Room
- Off-Street Parking
- Enclosed Rear Graden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'4" x 6'5" (3.46m x 1.96m)

The entrance hall has UPC double glazed full-height windows to the front elevation, carpeted flooring, a radiator, and a UPVC double glazed door providing access into the accommodation.

Living Room

12'10" x 10'11" (3.93m x 3.34m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a feature fireplace, carpeted flooring, and open access into the dining room.

Dining Room

10'5" x 9'2" (3.20m x 2.81m)

The dining room has a full-height UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, carpeted flooring, and a UPVC door opening to the rear garden.

Kitchen

10'6" max x 8'1" (3.21m max x 2.48m)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated oven and ceramic hob, space and plumbing for a washing machine, space for a fridge freezer, a small pantry, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door to the side elevation.

FIRST FLOOR

Landing

6'4" max x 4'3" (1.95m max x 1.30m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'10" x 8'1" to wardrobe (3.92m x 2.47m to wardrobe)

The first bedroom has s UPVC double glazed window to the front elevation, a range of fitted wardrobes, and dressing table, a radiator, and carpeted flooring.

Bedroom Two

10'6" max x 10'0" (3.21m max x 3.07m)

The second bedroom has s UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard and carpeted flooring.

Bedroom Three

9'5" max x 7'3" (2.89m max x 2.22m)

The third bedroom has s UPVC double glazed window to the front elevation, a radiator, an in-built cupboard housing the boiler, and carpeted flooring.

Wet Room

8'2" max x 7'4" (2.51m max x 2.24m)

The wet room has two UPVC double glazed obscure windows to the rear and side elevation, a concealed dual flush W/C, a vanity-style wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, extractor fan, water proof boarding, and vinyl flooring.

OUTSIDE

Front

To the front of the property is s storm porch, a lawn with planted borders, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed low maintenance garden with an outside tap, access into a brick built outbuilding housing a tumble dryer, block paved driveway, a shed, a greenhouse, planted borders, a fence panelled boundary, and access into the outbuilding.

Outbuilding

17'4" x 12'11" (5.29m x 3.94m)

The outbuilding has four UPVC double glazed windows to the rear and side

elevation, lighting, electrics, carpeted flooring, and a UPVC door opening out to the rear garden.

Shed

10'10" max x 3'5" (3.31m max x 1.05m)

The shed has electrics, and lighting

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

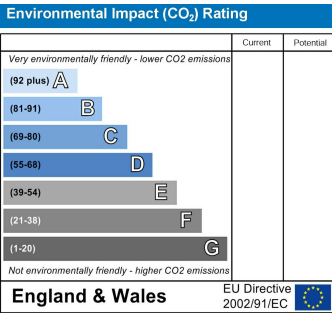
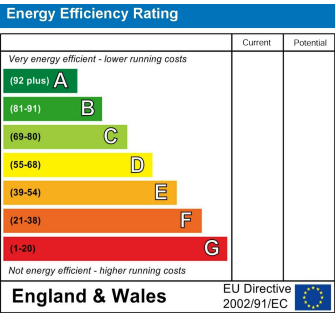
The vendor has advised the following:

Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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