

# HoldenCopley

PREPARE TO BE MOVED

Upper Wellington Street, Long Eaton, Derbyshire NG10 4NH

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Guide Price £210,000 - £240,000

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GUIDE PRICE £210,000 - £230,000

NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached house, offering a perfect home for families seeking accommodation in the popular Long Eaton area. This residence boasts an inviting ambiance and is conveniently located within easy access to a variety of amenities including shops, eateries, and transport links connecting to both Nottingham and Derby City Centre. Upon entering, you're greeted by an inviting entrance hall leading to a spacious living room featuring a charming fireplace housing a log burner and bay window. Additionally, there's a separate dining room serviced by a fitted kitchen equipped with integrated appliances, enhancing the living experience. Upstairs, the first floor accommodates three generously sized bedrooms serviced by a modern three-piece bathroom suite, ensuring comfort and convenience for the whole family. Externally, the property offers a courtyard-style garden at the front with on-street parking availability. Meanwhile, the rear boasts an enclosed landscaped garden featuring a lawned area and a decked seating space adorned with decorative plants and shrubs, perfect for enjoying the Summer months.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room With A Log Burner
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Outhouse Studio
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood effect flooring, carpeted stairs, radiator, UPVC double glazed obscure window to the front elevation and a single composite door providing access into the accommodation

### Living Room

14'0" into bay x 11'6" (4.29m into bay x 3.52m)

The living room has wood effect flooring, chimney breast with an alcove with a log burner and hearth, a radiator, a picture rail, and UPVC double glazed bay window to the front elevation

### Dining Room

12'7" x 10'0" (3.85m x 3.05m)

The dining room has tile effect flooring, a recessed chimney breast alcove, a radiator, double French doors providing access to the rear garden, and open access into the kitchen.

### Kitchen

8'3" x 5'7" (2.52m x 1.71m)

The kitchen has a range of fitted base and wall units with fitted worktops, a Belfast sink with a swan neck mixer tap, an integrated oven, gas hob and extractor fan, coving to the ceiling, recessed spotlights, tiled splash back, tiled flooring, and a UOVC double glazed window to the rear elevation.

## FIRST FLOOR

### Landing

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

### Master Bedroom

12'7" x 9'9" (3.85m x 2.98m)

The main bedroom has carpeted flooring, a radiator, a picture rail, and a UPVC double glazed window to the front elevation

### Bedroom Two

12'7" x 10'0" (3.86m x 3.07m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double glazed window to the rear elevation

### Bedroom Three

9'7" x 5'11" (2.93m x 1.82m)

The third bedroom has carpeted flooring, a radiator and UPVC double glazed window to the front elevation

### Bathroom

5'6" x 5'6" (1.69m x 1.68m)

The bathroom has wood effect flooring, partially tiled walls, recessed ceiling spotlights, pedestal washbasin with taps, low level dual flush W/C, chrome towel rail, panelled bath with mixer taps a shower over and a wall mounted mains fed shower with a shower screen, and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### FRONT

To the front is a courtyard style garden with a pathway leading to the rear with a gated access and a wall surround with availability for on street parking

### REAR

To the rear is an enclosed garden with a lawn, decked seating area, a range of decorative plants and shrubs with a fence surround, and access into the outhouse studio.

### Outhouse Studio

The outhouse studio has a window, and a door opening out to the rear garden

## 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 - Some coverage of 3G & 5G

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:

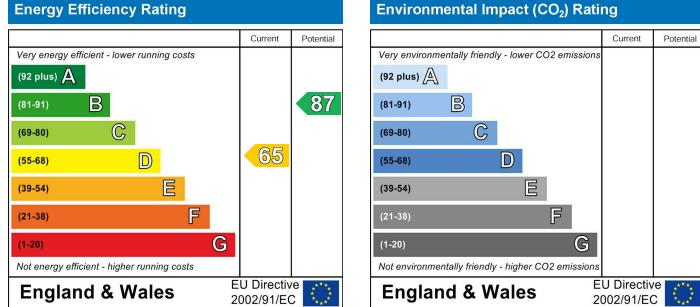
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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