

HoldenCopley

PREPARE TO BE MOVED

Ribblesdale Road, Long Eaton, Derbyshire NG10 3JH

£210,000

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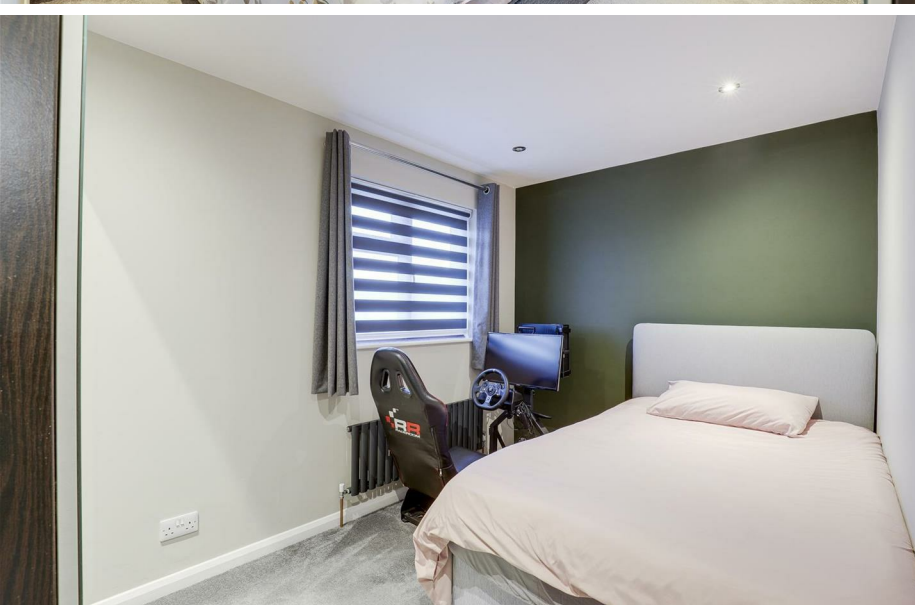


WELL-PRESENTED THROUGHOUT...

This well-presented two-bedroom semi-detached house is move-in ready, making it an excellent choice for first-time buyers. Located in a popular area, it offers easy access to regular transport links, including Long Eaton Train Station, along with a range of local amenities and great schools. The ground floor features an entrance hall leading to a comfortable living room. The modern kitchen boasts a breakfast bar and flows seamlessly into the breakfast room, where patio doors open to the rear garden, creating a bright and airy space for dining or relaxation. Upstairs, there are two generously sized double bedrooms and a stylish family bathroom. Outside to the front is a driveway providing off-road parking for multiple vehicles and access to the garage. To the rear, an enclosed garden features a spacious patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen & Breakfast Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance hall has entrance mat, a radiator, a recessed spotlight, a double-glazed obscure window to the side elevation and a single composite door providing access into the accommodation.

Living Room

15'9" x 11'11" (4.82m x 3.64m)

The living room has carpeted flooring, a vertical radiator, recessed spotlights, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Kitchen

11'10" x 8'10" (3.61m x 2.71m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap, an integrated dishwasher, a freestanding range cooker, space and plumbing for a washing machine, partially tiled walls, a vertical radiator, recessed spotlights, LVT flooring and open access to the breakfast room.

Breakfast Room

11'3" x 6'11" (3.45m x 2.11m)

This space has LVT flooring, a single composite doors providing access to the side of the property and sliding patio doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed spotlights, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

11'10" x 8'11" (3.62m x 2.72m)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'10" x 7'6" (3.62m x 2.29m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

Bathroom

8'9" x 4'5" (2.67m x 1.36m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double ended bath with central taps, an overhead rainfall shower and a handheld

shower head, a heated towel rail, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage and courtesy lighting.

Garage

9'4" x 18'11" (2.85m x 5.78m)

The garage has courtesy lighting, a single door providing access to the rear garden and an up-and-over door.

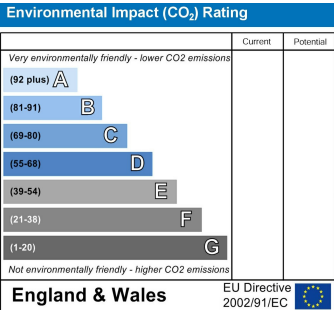
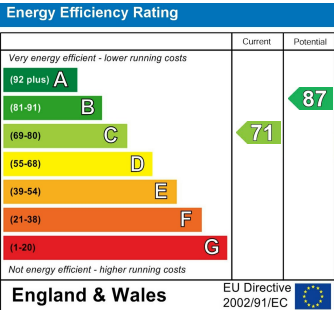
Rear

To the rear is an enclosed garden with a paved patio area, a shed and fence panelling boundaries.

DISCLAIMER

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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



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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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