Robert Ellis

look no further...

Cannock Way,
Long Eaton, Nottingham
NG10 2EY

£169,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO DOUBLE BEDROOM MID PROPERTY BEING SOLD WITH AN INTEGRAL GARAGE AND THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that benefits from gas central heating and double glazing and just needs a little decoration and new floor coverings. The property would ideally suit the first time buyer, growing family or someone looking to downsize. This property is situated on this quiet road which is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which has helped to make this a very convenient and popular place to live.

The property comprises of an entrance hall, breakfast kitchen to the front and a lounge with sliding doors to the rear garden. To the first floor there are two double bedrooms and family bathroom. Outside there is garden and tarmacadam driveway leading to the integral garage and to the rear there is a privately enclosed garden.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton which include an Asda and Tesco superstore along with numerous other retail outlets found along the high street, schools for all ages within easy reach of the property which include The Grange infant and primary school, healthcare and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door, stairs to the first floor, radiator, laminate floor, coving to ceiling and door to:

Kitchen
7'4 x 9'7 approx (2.24m x 2.92m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer with swan neck mixer tap over, tiled walls and splashbacks, integrated oven and grill, electric hob and extractor hood over, plumbing for automatic washing machine, appliance space, radiator and UPVC double glazed window to the front.

Lounge
13'2 x 12'5 approx (4.01m x 3.78m approx)
UPVC double glazed window and double glazed sliding doors to the rear, laminate floor, radiator, coving to ceiling, TV and telephone point.

First Floor Landing
Access to the loft which has a pull down ladder, door to storage cupboard housing the gas central heating boiler and door to:

Bedroom 1
13'3 x 11'9 approx (4.04m x 3.58m approx)
Two UPVC double glazed windows to the front, two radiators, coving to ceiling.

Bedroom 2
10'4 x 6'7 approx (3.15m x 2.01m approx)
UPVC double glazed window to the rear, laminate floor, TV point.

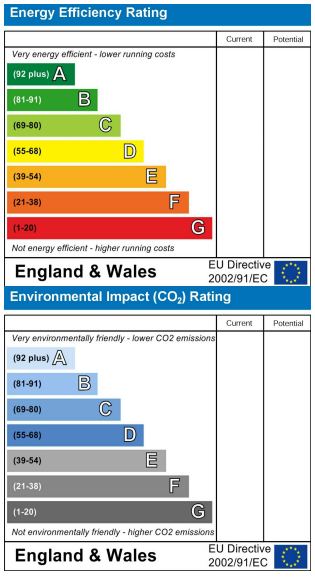
Bathroom
7'6 x 6'1 approx (2.29m x 1.85m approx)
A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., sink with cupboard under, tiled walls and splashbacks, extractor fan, heated towel rail and UPVC double glazed window to the rear.

Outside
To the front of the property there is a garden having a lawn and bark borders with mature shrubs and a path to the front entrance door. There is a tarmacadam driveway offering parking which leads to the garage. To the immediate rear of the property there is a patio area, pond and the garden is surrounded by mature shrubs and trees with fenced boundaries. There is also a garden shed.

Garage
18'6 x 8'3 approx (5.64m x 2.51m approx)
Up and over door, light and power.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic lights turn left onto Station Street which becomes Station Road, turn right onto Stafford Street and Cannock Way starts at the end of Stafford Street, bear right and the property can be found on the right hand side.
7274AMEC

Council Tax
Erewash Borough Council Band A



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818