Robert Ellis

*look no further...*

Deepdale Road,
Long Eaton, Nottingham
NG10 3PF

**£199,950 Freehold**

A TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WITH A SOUTH-WEST FACING GARDEN.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer, growing family or someone looking to downsize. The property is situated in a cul-de-sac on the popular Dales Estate and benefits from off road parking and a garage, We strongly recommend an internal viewing to fully appreciate what the property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance porch, lounge and breakfast kitchen to the rear. To the first floor there are two double bedrooms and a family bathroom. Outside there is off road parking leading to a garage with a lawn to the front and a privately enclosed South-West facing rear garden.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are schools for all ages within easy walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Porch
UPVC double glazed window and front entrance door, radiator, laminate flooring, telephone point and door to:

Lounge
17'2 x 12'5 approx (5.23m x 3.78m approx)
UPVC double glazed window to the front, laminate flooring, TV point, electric fire with Adam style surround, stairs to the first floor, coving to the ceiling and door to:

Breakfast Kitchen
12'3 x 8'6 approx (3.73m x 2.59m approx)
Wall, base and drawer units with work surface over, 1½ bowl stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, plumbing for an automatic washing machine, integrated oven, electric hob and extractor hood over, UPVC double glazed window and rear exit door, appliance space and vertical modern radiator.

First Floor Landing
Access to the loft and doors to:

Bedroom 1
12'5 x 9'6 approx (3.78m x 2.90m approx)
UPVC double glazed window to the front, radiator, exposed floorboards and built-in wardrobes.

Bedroom 2
12'5 x 8'6 approx (3.78m x 2.59m approx)
UPVC double glazed window to the rear, radiator and overstairs storage cupboard housing the gas central heating boiler.

Bathroom
9'4 x 4'3 approx (2.84m x 1.30m approx)
A white three piece suite comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, splashbacks, chrome heated towel rail, UPVC double glazed window to the side.

Outside
To the front of the property there is a lawn and off road parking leading to the garage. There is also a path to the front entrance door. To the rear there is a patio to the immediate rear leading onto a lawn, the garden is South-West facing and is all privately enclosed with fenced boundaries.

Garage
15'1 x 7'3 approx (4.60m x 2.21m approx)
Up and over door, light and power and rear exit door.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fifth right into Ribblesdale Road and first right into Deepdale Road and the property can be found on the left hand side.
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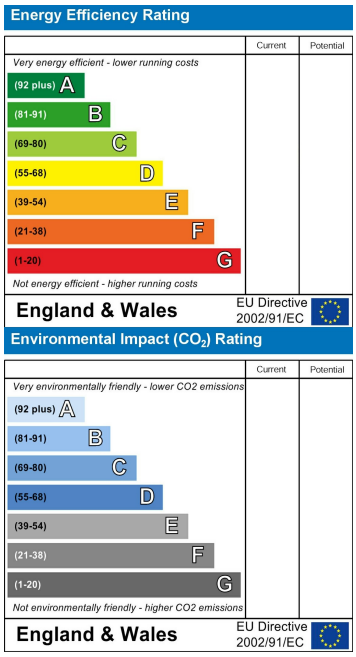
Council Tax
Erewash Borough Council Band B




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.

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