Robert Ellis

look no further...

Wharfedale Road,
Long Eaton, Nottingham
NG10 3HE

£199,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS TWO BEDROOM SEMI DETACHED BUNGALOW OFFERS A LOVELY HOME ON WHICH OVER A PERIOD OF TIME A NEW OWNER CAN STAMP THEIR OWN MARK.

Being located on the very popular Dales Estate, this two bedroom bungalow is being sold with the benefit of no upward chain and as people will see when they view, it has the potential to be updated to suit the requirements of a new owner. The property is well positioned for easy access to the local convenience store on the Dales Estate and there is a bus stop close by with Long Eaton town centre only being a few minutes drive away where there are the main supermarkets and many other amenities and facilities.

The property is constructed of brick to the external elevation under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and from being double glazed. In brief the accommodation includes a reception hall leading to the lounge/sitting room which could include a dining area and off the lounge is the kitchen which has wall and base units and spaces for appliances. There is an inner hall which leads to the two bedrooms, the main bedroom having ranges of fitted wardrobes and the second bedroom is being used as a dining/sitting room as it has a glazed door leading out to the rear garden, but could also be easily used as a second bedroom. The bathroom has been changed into a shower room and there is a shower cubicle with electric shower and outside there is a pebbled garden at the front with a drive running down the left hand side and at the rear there is a private garden which has again been designed and landscaped to help keep maintenance to a minimum.

As previously mentioned the property is very close to the local store on the Dales Estate with Asda, Tesco and Aldi stores being found in nearby Long Eaton where there are many other retail outlets , there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
UPVC front door with inset opaque glazed panel, copper lagged tank enclosed in a shelved airing/storage cupboard and an opaque glazed door to:

Lounge/Sitting Room
15'10" x 10'4" approx (4.85m x 3.17m approx)
Double glazed window to the front, four burner Windsor style gas fire set in a shelved surround with an inset and hearth, radiator and cornice to the wall and ceiling.

Kitchen
7'11" x 5'1" approx (2.42m x 1.55m approx)
The kitchen is fitted with a stainless steel sink and mixer tap having a double cupboard and drawer below, work surface with plumbing and space for an automatic washing machine under, space for an upright oven, work surface with cupboard and drawer beneath, two double wall cupboards, one with shelving at the end and the gas boiler is housed in a matching wall cupboard, recess for a fridge/freezer with a cupboard over, double glazed window to the front and tiling to the wall by the sink area.

Inner Hallway
With doors to:

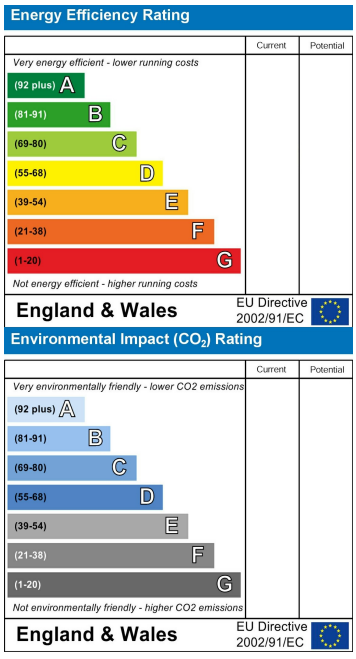
Bedroom 1
13'3" x 8'8" approx (4.04m x 2.65m approx)
Double glazed window to the rear, wardrobes to two walls with cupboards over and radiator.

Bedroom 2
9'4" x 7'11" approx (2.86m x 2.42m approx)
Door with inset opaque glazed panel and a matching side panel leading out to the rear of the property, laminate flooring and radiator.

Shower Room
The bathroom has been changed to a shower room and has a walk-in shower with tiling to two walls, a pivot protective door, hand basin with mixer tap and low flush w.c., radiator and opaque double glazed window.

Outside
At the front of the property there is a pebbled area which helps to keep maintenance to a minimum and to the left hand side there is a driveway which leads down the side of the property to the main entrance door and if a future owner wanted to have a garage it could be positioned at the end of the drive/to the rear of the property. The rear garden has a concrete patio leading onto a slabbed area with beds to the sides and the garden is kept private by having fencing to the three boundaries. There is a wooden shed and a summerhouse which will both remain at the property when it is sold.

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 into Dovedale Avenue, fourth right into Wharfedale Road and continue along where the property can be found on the left as identified by our for sale board.
6812AMMP



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.