



Wellington Street,  
Long Eaton, Nottingham  
NG10 4LY

**£185,000 Freehold**



A TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that is ready to move into. This is a spacious property with traditional features having cornice to the ceiling and original storage cupboards. The property benefits from a ground floor w.c. and has a large four piece suite family bathroom on the first floor. Being situated close to Long Eaton town centre and schools, the property would ideally suit the first time buyer or growing family. An internal viewing comes highly recommended to fully appreciate what the accommodation has to offer.

The property is constructed of brick to the external elevation all under a pitched tiled roof and comprises of a lounge with a bay window to the front, separate dining room, breakfast kitchen and utility/ground floor w.c. To the first floor there are two double bedrooms and a large four piece suite bathroom. The property benefits from gas central heating, with the boiler being brand new and UPVC double glazing.

The property is found just a few minutes walk away from all the amenities and facilities provided by Long Eaton town centre which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are excellent schools for all ages, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields. There are excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 to Nottingham and Derby.



## Lounge

12'6 x 14'6 approx (3.81m x 4.42m approx)

UPVC double glazed bay window to the front, gas fire with Adam style surround and tiled hearth, original storage cupboard, laminate floor, radiator, front entrance door, coving to ceiling, ceiling rose, TV and telephone points and door to:

## Inner Hallway

Door to understairs storage and door to:

## Dining Room

12'4 x 12'7 approx (3.76m x 3.84m approx)

UPVC double glazed window to the rear, laminate floor, original storage cupboard, cast iron fireplace with tiled hearth, radiator, stairs to the first floor and door to:

## Kitchen

13'2 x 6'6 approx (4.01m x 1.98m approx)

Wall, base and drawer units with work surface over, large ceramic sink with swan neck mixer tap, tiled walls and splashbacks, integrated eye level double oven, gas hob and extractor hood over, dishwasher, breakfast bar, brand new gas central heating boiler, spotlights, UPVC double glazed window and rear exit door and door to:

## Utility/w.c.

Low flush w.c., pedestal wash hand basin, spotlights, extractor fan, plumbing for an automatic washing machine, radiator and UPVC double glazed window to the side.

## First Floor Landing

Access to the loft, radiator and doors to:

## Bedroom 1

12'6 x 11'9 approx (3.81m x 3.58m approx)

Two UPVC double glazed windows to the front, radiator, original cast iron fireplace.

## Bedroom 2

12'3 x 9'5 approx (3.73m x 2.87m approx)

UPVC double glazed window to the rear, radiator, door to overstairs storage cupboard with light and UPVC double glazed window to the side.



## Bathroom

13'1 x 6'7 approx (3.99m x 2.01m approx)

A four piece suite comprising of a corner bath with hand held shower and mixer tap over, walk-in shower cubicle with electric shower over, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, UPVC double glazed window to the side, chrome heated towel rail, recessed spotlights and extractor fan.

## Outside

The property is set back from the road, privately enclosed with a brick wall and gate and having a path to the front entrance door. There is side access leading to the rear garden which has been designed for low maintenance having a patio and gravelled area. At the bottom of the garden there is a brick store and the garden is privately enclosed with wall and fenced boundaries. The garden is South-West facing and number 17 has right of access for the bins.

## Directions

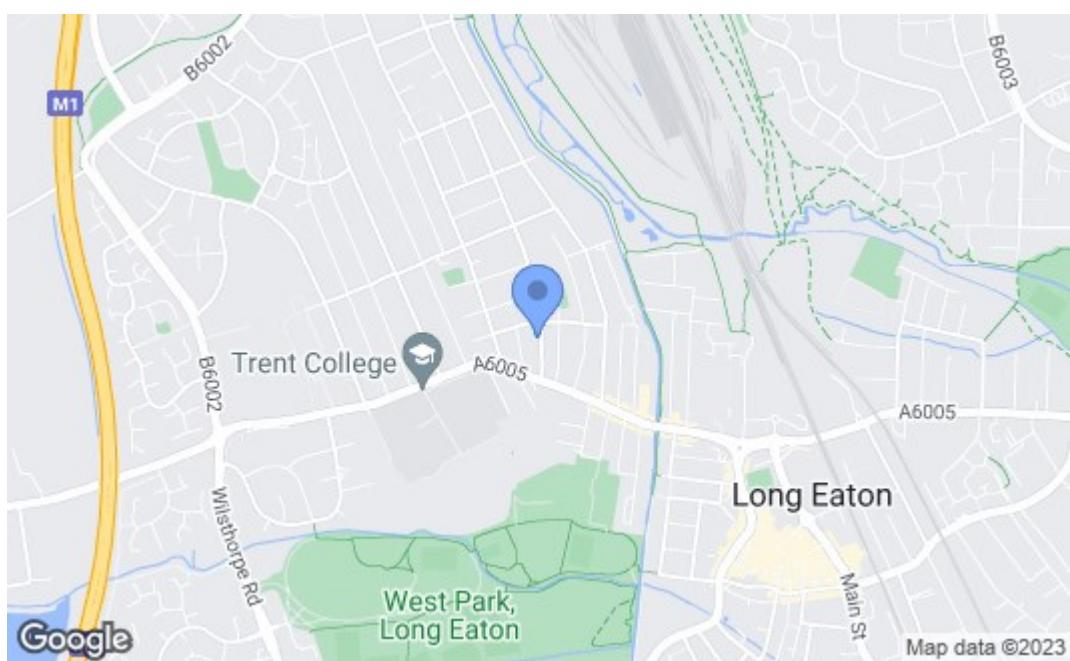
Proceed out of Long Eaton along Derby Road and turn right into Wellington Street where the property can be found on the left.

7285AMEC

## 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.