



54 Stanley Street,
Long Eaton, Nottingham
NG10 1EY

£145,000 Freehold



A MODERN TWO BEDROOM SEMI DETACHED PROPERTY WITH DRIVEWAY LOCATED CLOSE TO THE HEART OF LONG EATON - IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY.

Robert Ellis are pleased to bring to the market this well presented modern TWO BEDROOM semi detached property situated within walking distance of the high street and benefiting from a driveway providing ample OFF THE ROAD VEHICLE HARD STANDING. An early viewing comes highly recommended to fully appreciate the quality of the accommodation on offer, coming to the market with the benefit of NO UPWARD CHAIN.

Constructed of brick to the external elevation all under a tiled roof and deriving the benefit of modern conveniences such as re-fitted GAS CENTRAL HEATING and DOUBLE GLAZING. In brief the accommodation comprises bay front living room with stairs to the first floor and dining kitchen. To the first floor there are two bedrooms and bathroom. To the rear there is an enclosed low maintenance paved garden whilst to the side there is a driveway providing ample OFF THE ROAD HARD STANDING.

The property is well positioned for easy access to the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton train station and the A52 to Nottingham, Derby and other East Midlands towns and cities.



Living Room

17' x 11'9 approx (5.18m x 3.58m approx)

UPVC double glazed sectional bay window to the front, UPVC double glazed door with fixed glazed panels, laminate flooring, wall mounted double radiator, ceiling light point, stairs to the first floor with understairs cupboard providing additional storage space, coving to the ceiling and panelled doors to:

Kitchen

11'8 x 8'4 approx (3.56m x 2.54m approx)

With a range of matching contemporary wall and base units incorporating laminate work surface over, stainless steel sink with mixer tap above, integral eye level oven, ceramic hob with stainless steel extractor above, space and plumbing for automatic washing machine, space and point for tumble dryer, ample storage cabinets, tiled splashbacks, tiling to the floor, wall mounted radiator, wall mounted electrical consumer unit, UPVC double glazed window to the rear and UPVC double glazed access door to the low maintenance rear garden.

First Floor Landing

UPVC double glazed window to the side, loft access hatch, ceiling light points, hard wired smoke alarm and panelled doors to:

Bedroom 1

11'9 x 10'1 approx (3.58m x 3.07m approx)

UPVC double glazed window to the front, ceiling light point, wall mounted double radiator.

Bathroom

A white three piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the rear, chrome heated towel rail, tiled splashbacks, ceiling light point and extractor fan.

Bedroom 2

9'10 x 5'4 approx (3.00m x 1.63m approx)

UPVC double glazed window to the rear, ceiling light point, wall mounted radiator and large built-in storage cupboard over the stairs.

Outside

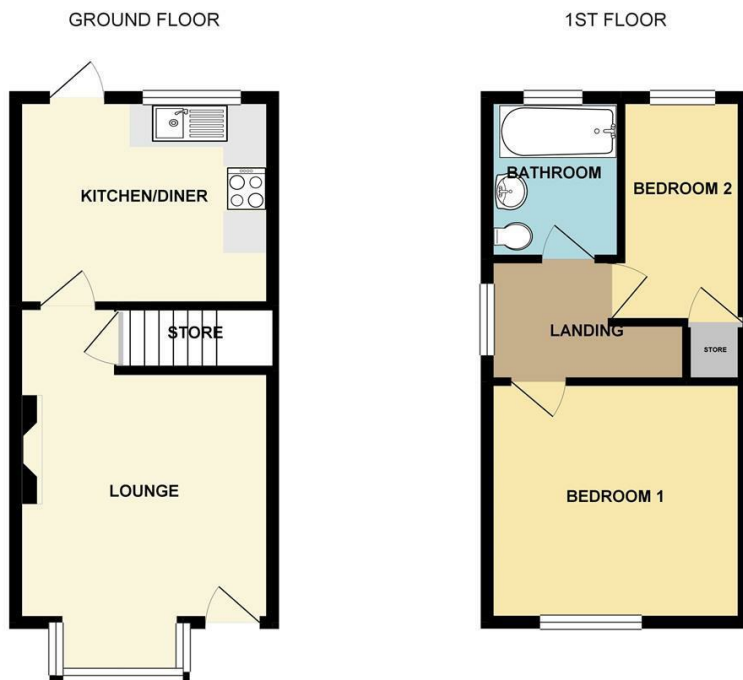
There is a small walled garden to the front, pathway to the entrance door with outside lighting. Good size double driveway to the side with secure gated access, fencing to the boundary and gated access to the the rear. To the rear there is a low maintenance garden with paved patio areas, fencing to the borders, outside tap and outside lighting.

Directions

Proceed out of Long Eaton along Tamworth Road. Turn left just past the library into Lower Brook Street. Turn left into Stanley Street and the property can be found on the left as identified by our 'for sale' board.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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54 Stanley Street, Long Eaton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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