Robert Ellis

look no further...

Frederick Street,
Long Eaton, Nottingham
NG10 2DR

£145,000 Freehold

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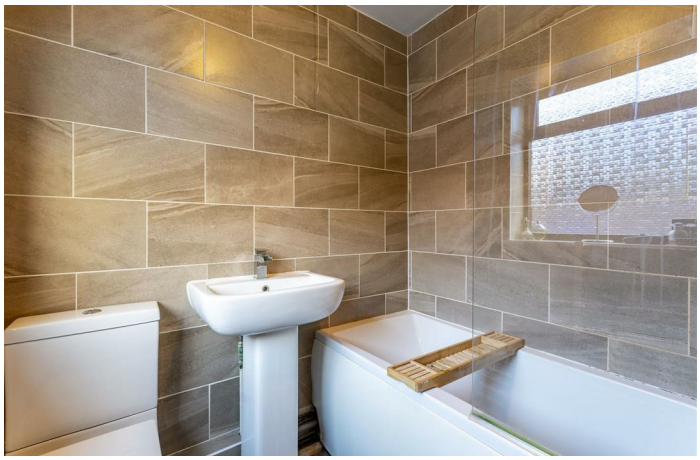
THIS IS A TWO BEDROOM END PROPERTY POSITIONED IN A VERY CONVENIENT LOCATION WHICH PROVIDES EASY ACCESS TO THE CENTRE OF LONG EATON.

This updated end property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing or someone who is looking for a property which would be easy to rent. The property is tastefully finished throughout and for all that is included to be appreciated we strongly recommend that interested parties do take a full inspection so they can see all the accommodation, which includes the updated kitchen and bathroom and the size of the private rear garden, for themselves.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating (boiler re-fitted September 2020) and double glazing and includes a through lounge with a dining area, the re-fitted kitchen has grey Shaker style units and wooden work surfaces, a rear reception hall, access to the property and off the hall there is a luxurious newly fitted, tiled bathroom which has a white suite complete with a shower over the bath. To the first floor the landing leads to the two good size bedrooms, the main bedroom at the front having a range of fitted bedroom furniture and outside there is a path to the left of the house leading to the rear garden which is a good size with it being mainly lawned and having fencing to the boundaries.

The property is within easy reach to the centre of Long Eaton and therefore to the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are excellent schools for all ages with The Grange infant and primary school being literally only a few minutes walk away, healthcare and sports facilities including the well known Clifford Gym as well as 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.



UPVC front door with inset opaque glazed panel and glazed panel above leading into:

Lounge/Dining Room
21'2 x 11'8 reducing to 9'3 approx (6.45m x 3.56m reducing to 2.82m approx)
This main reception room includes sitting and dining areas and has a double glazed windows to the front and rear, feature recess in the chimney breast with a double cupboard to one side which houses the electricity meter, storage cupboard beneath the stairs, two radiators and two wall lights.

Kitchen
9'5 x 6'6 approx (2.87m x 1.98m approx)
The re-fitted kitchen has grey Shaker style units and wooden work surfaces and includes a sink with taps set in a wooden work surface with cupboards and space for an automatic washing machine below, second wooden work surface with space for a tumble dryer and drawers under, space for an upright cooker, further wooden work surface with cupboards below, upright pantry style cupboard, double eye level wall cupboard, tiling to the walls by the work surface areas, boiler (fitted September 2020) housed in a matching fitted wall cupboard, hood to the cooking area, double glazed window to the side and quality laminate flooring.

Rear Hall
Half opaque double glazed door leading out to the side of the property, laminate flooring, space for a large upright fridge/freezer and a radiator.

Bathroom
The re-fitted bathroom is fully tiled and has a white suite including a panelled bath with mixer taps and shower over with tiled recesses to the wall and a protective screen, pedestal wash hand basin with mixer taps and low flush w.c., opaque double glazed window and ladder heated towel radiator.

First Floor Landing
With doors to:

Bedroom 1
11'2 x 10'7 plus wardrobes approx (3.40m x 3.23m plus wardrobes approx)
Double glazed window to the front, wardrobes to either side of the bed position with cupboards over and matching drawer and shelving units, cornice to the wall and ceiling and radiator.

Bedroom 2
9'5 x 8'9 approx (2.87m x 2.67m approx)
Double glazed window to the rear, built-in airing/storage cupboard and radiator.

Outside
To the left of the property there is a gate leading to a path which takes you to the rear of the house and also provides bin access to the rear of the neighbouring property, there is a bin storage area and decking leading onto a lawned garden with barked borders to the sides and a slabbed/concrete area at the bottom of the garden, fencing to the side boundaries and an outside water supply is provided.

Directions
Proceed out of Long Eaton along Waverley Street which continues into Main Street turning left into Station Road, second right into Chesterfield Avenue and right again into Frederick Street.
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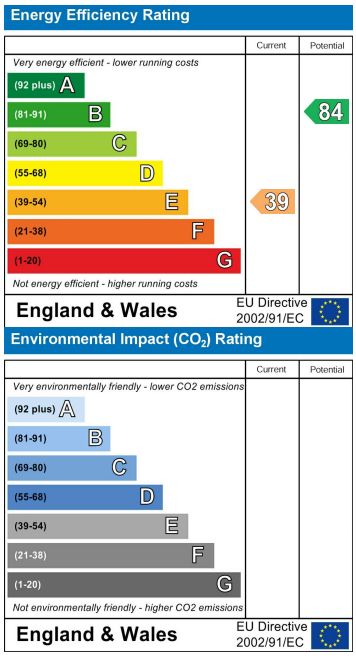

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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