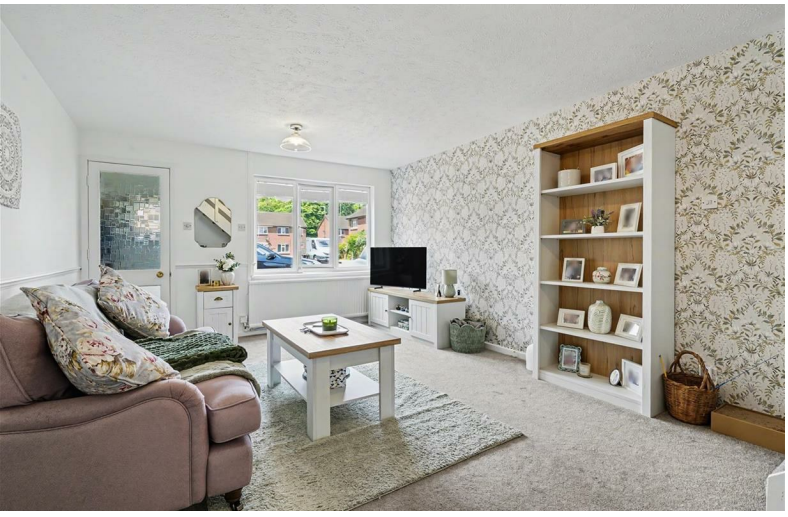
Robert Ellis

look no further...



Bishopdale Close,
Long Eaton, Nottingham
NG10 3PJ

£195,000 Freehold

0115 946 1818

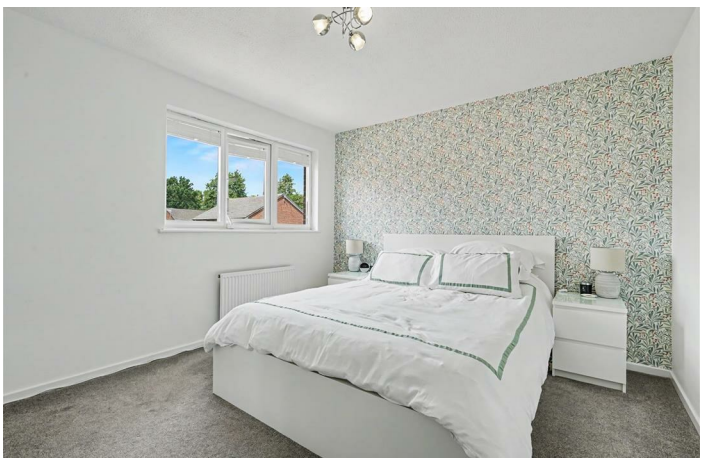
/robertellisestateagent @robertellisea

A TWO BEDROOM SEMI DETACHED HOME SITUATED ON THE EVER POPULAR DALES ESTATE, WITH OFF STREET PARKING AND TWO DOUBLE BEDROOMS.

Robert Ellis are pleased to bring to the market this well presented semi detached property which is ready to move straight into and would make an ideal purchase for a first time buyer. The home offers well balanced accommodation with integrated appliances.

The accommodation comprises a lounge, kitchen and two well proportioned bedrooms along with a family bathroom. Externally, the property benefits from ample off road parking to the front and a good sized rear garden, providing a great space for outdoor living and further potential. Situated within a highly sought after residential area on the Dales Estate, the property is conveniently located for local amenities, schools and transport links. An internal viewing is highly recommended to fully appreciate the accommodation, location and potential this property has to offer.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the house, 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, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Porch
With recently fitted composite panelled front door with obscure glazing, wi-fi controlled alarm system, and further door leading into the lounge.

Lounge
18'7" x 12'4" (5.66m x 3.76m)
UPVC double glazed front facing window with fitted blinds, carpeted flooring, two ceiling lights, double radiator, understairs cupboard, front porch access, access to the kitchen and access to the stairs leading up to the two bedrooms and bathroom.

Kitchen
12'4" x 8'1" (3.76m x 2.46m)
Fitted with shaker style wall, base and drawer units, tiled flooring, integrated cooker with concealed extractor fan, single radiator, stainless steel sink, obscure double glazed back door, two UPVC double glazed windows to the rear, fuse box, space and plumbing for washing machine, space for tumble dryer, integrated fridge freezer and dishwasher, concealed wall-mounted boiler with blue tooth Hive, fitted in 2024 and serviced annually.

Landing
Access to the partially bordered loft, carpeted flooring, and access to the two bedrooms and bathroom.

Bedroom One
10'3" x 12'5" (3.12m x 3.78m)
Double glazed window to the front elevation, carpet flooring, single radiator, ceiling light and fitted blinds.

Bedroom Two
8'2" x 12'5" (2.49m x 3.78m)
Double glazed window with fitted blinds to the rear elevation, single radiator, carpet flooring, cupboard for storage, ceiling light and coving to the ceiling.

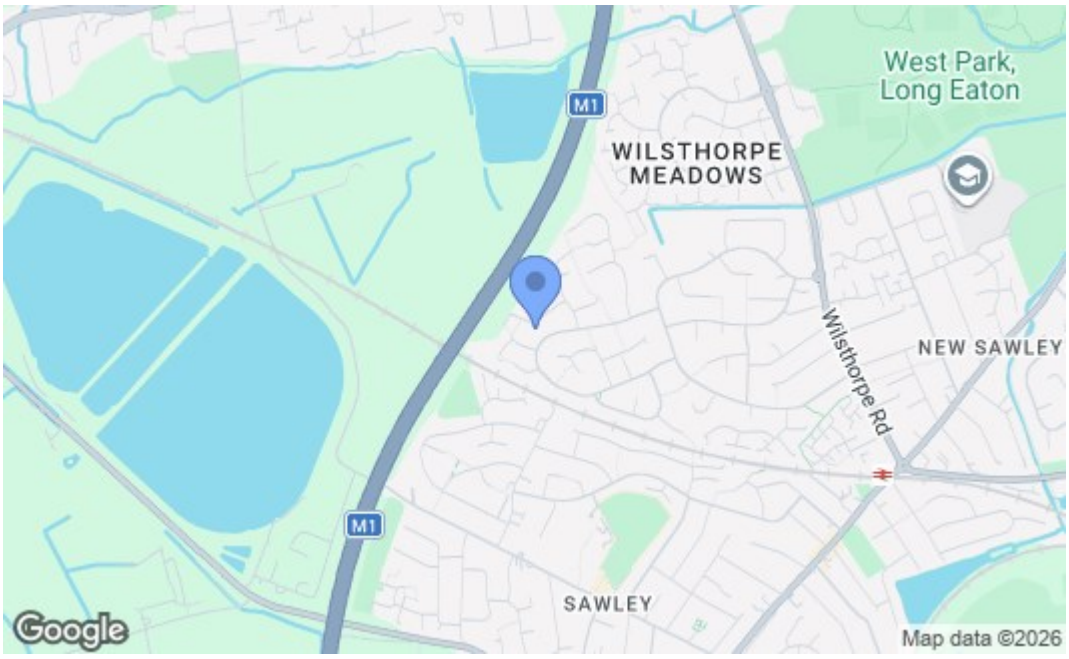
Bathroom
Vinyl flooring, obscure window, bath with electric hand held shower over, glass splash screen and tiled splashback, pedestal wash-hand basin, single radiator, two mirrored cabinets, and low-flush WC.

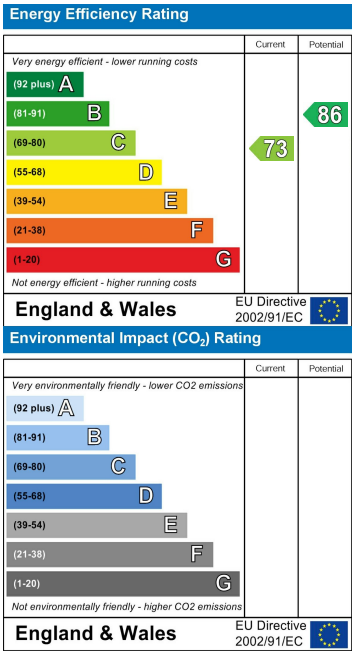
Outside
To the front on of the property you will find a driveway providing off-road parking for two cars with gravelled area to the side. To the rear of the property you will find a low maintenance private and enclosed garden with patio seating area with lawn beyond and fence boundaries.

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, fourth right onto Wharfedale Road, second right onto Langdale Drive and Bishopdale Close can be found as a turning on the left hand side.
9382JM

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 20 mbps Superfast 1mbps Ultrafast 1800 mbps
Phone Signal – O2, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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