Robert Ellis

look no further...

College Street,
Long Eaton, Nottingham
NG10 4GX

£169,950 Freehold

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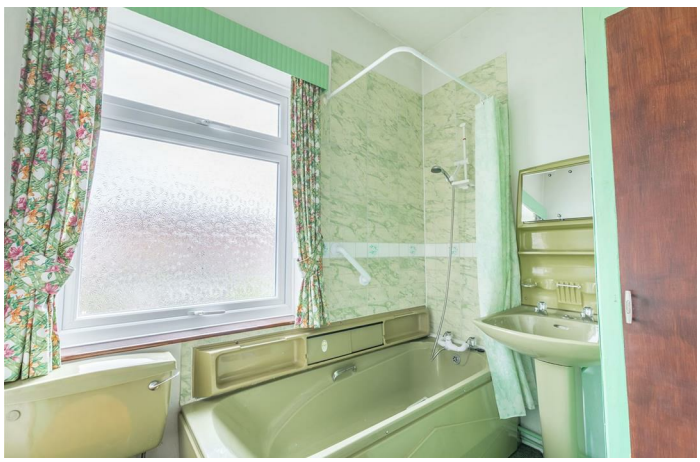
SITUATED ON COLLEGE STREET, THIS TWO/THREE BEDROOM PROPERTY PROVIDES THE OPPORTUNITY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON THEIR NEXT HOME.

Being located on the outskirts of Long Eaton, this traditional Edwardian semi detached property offers spacious and well proportioned accommodation which is now ready for someone to alter and change to suit their own requirements which is something a new owner can do over a period of time. The property is being sold with the benefit of no upward chain and for the size and potential of the accommodation included and the privacy of the rear garden to be appreciated we strongly recommend that interested parties do take a full inspection so they can see the whole property for themselves. The property is well placed for easy access to the local amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a tiled roof and the accommodation included derives the benefits of gas central heating and double glazing. In brief the house comprises a lounge at the front, an inner hallway leading through into the dining/sitting room and at the rear and off this large reception room there is a rear hallway with a door leading out to the side of the house and the kitchen which is of a good size provides plenty of space to be re-fitted with wall and base cupboards. To the first floor the landing leads to two double bedrooms and a third possible bedroom within the current layout and the bathroom. There is the option to re-design the first floor layout so the second bedroom is divided into a bathroom and bedroom which then makes the current room leading to the bathroom and the bathroom itself a large bedroom, which in turn means the property becomes a three bedroom house. Outside there is a walled garden at the front and a pathway leading down the right hand side through a gate to the rear garden where there is a concrete area to the side of the house with a path leading down to the bottom of the garden and there is a lawn having beds to the sides and being kept private with walls to the side boundaries and fencing to the rear boundary.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are convenience stores on College Street, excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport and stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Opaque double glazed front door leading into:

Lounge/Sitting Room
12'2 x 12'2 approx (3.71m x 3.71m approx)
Double glazed window to the front and a radiator.

Inner Hall
Understairs storage cupboard off the hallway with light and shelving.

Dining/Sitting Room
12'2 x 12'2 approx (3.71m x 3.71m approx)
Double glazed window to the rear, three burner gas fire with a back boiler set in a tiled surround with hearth, stairs leading to the first floor with a double glazed window at the bottom of the stairs.

Rear Hallway
Door leading out to the rear of the property.

Kitchen
14'2 x 7'4 approx (4.32m x 2.24m approx)
The kitchen has a sink with a mixer tap set in an L shaped work surface with cupboards, drawers and space for an automatic washing machine below, space and plumbing for an upright gas oven, double glazed window to the side, radiator, eye level wall cupboards with shelving to one end and panelling to the walls.

First Floor Landing
Radiator and doors to:

Bedroom 1
12'3 x 12'2 approx (3.73m x 3.71m approx)
Double glazed window to the front and a radiator.

Bedroom 2
12'2 x 9'2 approx (3.71m x 2.79m approx)
Double glazed window to the rear, radiator, recess over stairs from which there is also access to the roof space.

Possible Bedroom
11'5 x 7'5 approx (3.48m x 2.26m approx)
This room provides a walk through to the bathroom with there being various options to how this first floor space is used. The bathroom could be re-positioned off the landing so the house provides three bedrooms or the bathroom could be made larger to incorporate this space. The room has a double glazed window to the side, radiator and folding door into:

Bathroom
The bathroom has a coloured suite including a panelled bath with a shower attachment to the taps, pedestal wash hand basin with a shelved back panel that also includes a mirror fronted cupboard and a low flush w.c., opaque double glazed window, radiator, tiling to the walls by the bath position and a copper lagged tank enclosed in an airing/storage cupboard.

Outside
At the front of the property there is a walled garden area which has been designed to keep maintenance to a minimum and the path leading across the front of the house to the main entrance door and a path extends down the right hand side of the property through a gate to the rear.

At the rear of the property there is a concrete area to the side of the house and a path leads down to the bottom of the garden with there being a lawned area with beds to the sides and the garden is kept private by having walls to the side boundaries and fencing running along the rear boundary. There is an outside tap and outside light provided.

Brick Store
At the rear f the house is a most useful brick store.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street and the property can be found as identified by our for sale board.
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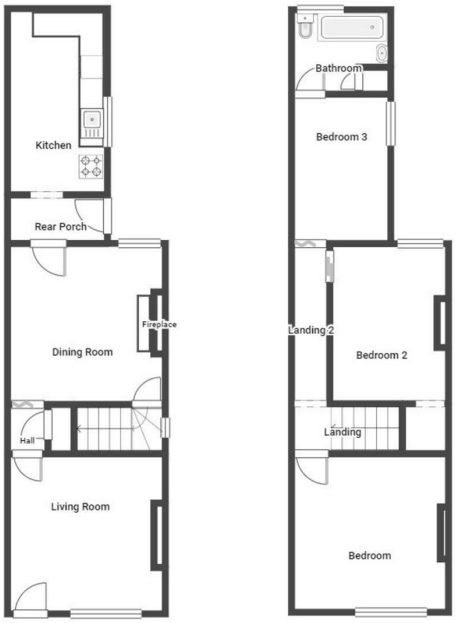

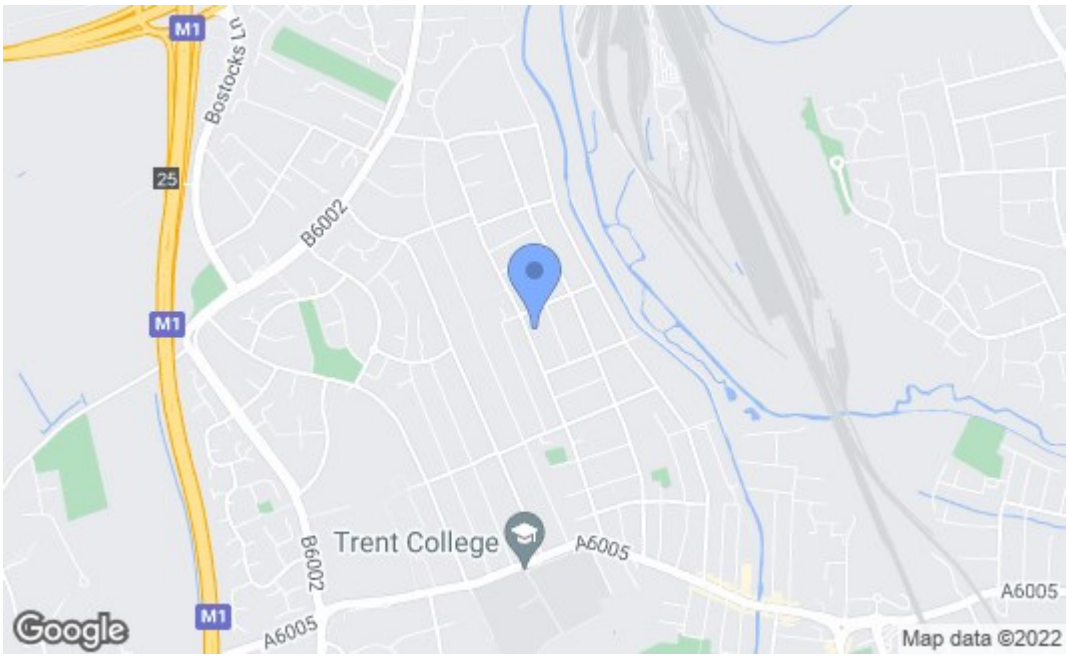

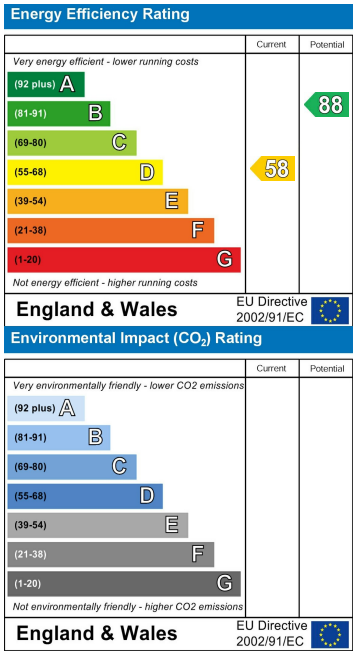

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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