Robert Ellis

*look no further. . .*







Stafford Street,
Long Eaton, Nottingham
NG10 2EA

**£205,000 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

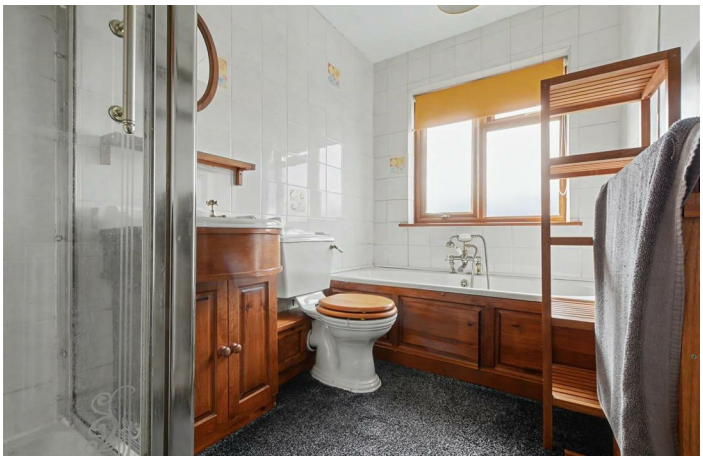


THIS IS A TWO DOUBLE BEDROOM HOUSE SITUATED IN AN ESTABLISHED RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON WITH THE PROPERTY BEING VACANT AND READY FOR IMMEDIATE OCCUPATION.

Being located on a corner plot on Stafford Street, this two double bedroom property has been extended at the rear since being constructed which provided a new kitchen area to the original property. The property is being sold with the benefit of NO UPWARD CHAIN and is ready to move into and provides an opportunity for a new owner to stamp their own mark on their next home. This lovely home is situated close to Long Eaton town centre and the many amenities and facilities provided by the area, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall from which stairs lead to the first floor and a door takes you into the lounge which has a bay window to the front and a feature fireplace. From the lounge, there is a door to the dining/sitting room which is a large living area, and the kitchen is in the extended part of the property and has ranges of cream wall and base units with several integrated appliances. To the first floor, the landing leads to the two double bedrooms and the bathroom which has a champagne coloured suite with a bath and a separate walk-in shower. Outside there is a fenced garden area at the front, double gates lead onto a drive at the side which provides off-road parking. At the rear, there is a private, southerly-facing garden which has been block paved to help keep maintenance to a minimum and provides several places to sit and enjoy outside living, with the block paving extending to the side of the house where there is a shed and the garden is kept private by having fencing to the boundaries.

The property is only a few minutes away from Long Eaton town centre where there is Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are healthcare and sports facilities, excellent schools for all ages with The Grange School being within walking distance of the house, walks in the nearby open countryside and the excellent transport links include Junction 25 of the M1, East Midlands Airport, 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.





## Porch
Open porch with a solid wood front door having two inset leaded double glazed panels leading to the reception hall.

## Reception Hall
Stairs with a wooden handrail leading to the first floor, cloaks hanging, radiator with a shelf over and an original pine panelled door leading into the lounge.

## Lounge
12'5 x 11'4 plus bay window (3.78m x 3.45m plus bay window)
The lounge has a double glazed bay window with fitted blinds to the front, a feature coal effect gas fire set within an Adam-style surround with a cast iron inset and granite hearth, laminate flooring, radiator, cornice to the wall and ceiling, an understairs storage cupboard where the electricity meter and electric consumer unit are housed and there is an original pine panel door leading into the dining/sitting room.

## Dining/Sitting Room
15'8 x 12' (4.78m x 3.66m)
Having a double glazed window to the side, radiator, laminate flooring, cornice to the wall and ceiling and there is a walk-through into the breakfast kitchen.

## Kitchen
14'8 x 6' (4.47m x 1.83m)
The kitchen is fitted with cream coloured units and has a one and a half bowl corner sink set within a work surface which extends to two walls, with an integrated washing machine, a 'Zanussi' dishwasher and cupboards below, a four ring gas hob set within a surface with drawers and a 'Bush' oven below and a further work surface extending into a breakfast bar, having cupboards, an integrate fridge and freezer and wine rack beneath, matching eye level wall cupboards, a hood over the cooking area, a display cabinet with glazed shelving, a light and drawers below, tiling to the walls where there are work surface areas, an opaque double glazed woodgrain effect UPVC door leading out to the rear garden, double glazed windows to the rear and side, and tiled flooring.

## First Floor Landing
There are original pine doors leading to the two bedrooms and bathroom off the landing.

## Bedroom 1
11'9 x 11'2 (3.58m x 3.40m)
Double glazed window to the front, radiator, cornice to the wall and ceiling, and there is a double built-in storage cupboard/wardrobe with a shelf and a hanging rail.

## Bedroom 2
Having a double glazed window to the rear, a radiator and cornice to the wall and ceiling.

## Bathroom
The bathroom has a champagne coloured suite with central mixer taps and handheld shower, a low flush WC and a hand basin with a double cupboard below and a shelf and a mirror to the wall above, tiling to the walls by the bath, sink and WC areas, a corner shower with mains flow shower system having tiling to two walls, a glazed pivot door and a protective screen, a radiator, double opaque glazed window with a fitted blind and hatch to the loft.

## Outside - Front
To the front of the property, there is a pebbled area with a gate leading to a path which takes you from the pavement to the front door, there are double wrought iron gates leading to off-road car standing at the side of the house, with a low level wooden fence running along the side boundary, a gate provides access to the rear garden with an outside light being mounted on the wall next to the gate.

## Outside - Rear
To the rear of the property, there is a block paved garden area with borders to the sides with fencing to three boundaries. The block paving continues down the side of the property to the gate which provides access to the front, there is a wooden shed positioned at the side of the house and an outside tap, power point and a light are positioned to the rear of the house.

## Directions
Proceed out of Long Eaton along Nottingham Road and turn right into Grange Road. At the 'T' junction turn right into Station Road and Stafford Street can be found as a turning on the left hand side.
9569MP

## Council Tax
Erewash Borough Council Band A

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 35mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







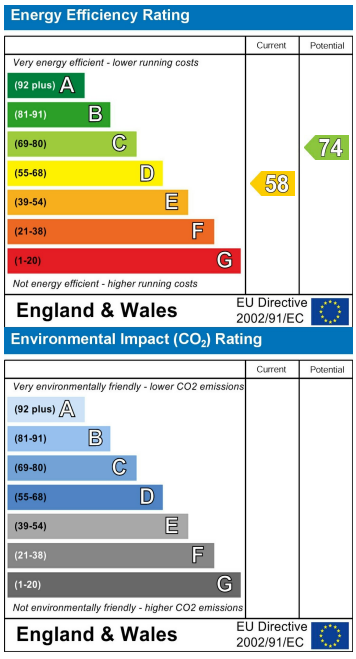













These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818