



Stafford Street,  
Long Eaton, Nottingham  
NG10 2ED

**£225,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE FOUND CLOSE TO LOCAL AMENITIES AND FACILITIES.

Robert Ellis are pleased to bring to the market this deceptively spacious, well presented three bedroom semi detached house situated in the heart of Long Eaton, with great access to the town centre and all Long Eaton has to offer. We believe this property will appeal to first time buyers and young families and is in turn key condition and ready to move straight in to.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefits of gas central heating and double glazing. In brief the accommodation comprises of a side entrance hall with stairs to the first floor, lounge with bay window, dining room and kitchen to the rear. To the first floor there are three bedrooms, two double and a generous single and the shower room. Outside there is a front courtyard and garden path leading to the side door and onto the rear garden with a lawn, patio and decorative stone, garden shed and gated access to the rear boundary.

The property is well placed for the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are excellent schools for all ages within easy reach, healthcare and sports facilities including the Clifford Gym and West Park Leisure Centre which has adjoining playing fields and a park 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Original tiled floor, stairs to the first floor with storage cupboard under, radiator, two double glazed windows and UPVC door to the side.

### Lounge

13'3 x 11'4 approx (4.04m x 3.45m approx)  
UPVC double glazed bay window to the front and radiator.

### Dining Room

14'5 x 13'1 approx (4.39m x 3.99m approx)  
Double glazed window to the rear, radiator and door to:

### Kitchen

7'8 x 7'5 approx (2.34m x 2.26m approx)  
Wall, base and drawer units with roll edged work surface over, tiled walls and floor, electric oven and hob with extractor hood over, stainless steel sink and drainer, UPVC double glazed door to the side and UPVC double glazed window to the rear, boiler and space for a washing machine and fridge freezer.

### First Floor Landing

#### Bedroom 1

11'9 x 9'9 approx (3.58m x 2.97m approx)  
Double glazed window to the front, radiator and inset spotlights.

#### Bedroom 2

12'1 x 8'1 approx (3.68m x 2.46m approx)  
Double glazed window to the rear and a radiator.

#### Bedroom 3

10' x 6' approx (3.05m x 1.83m approx)  
Double glazed window to the side and a radiator.

### Shower Room

5'7 x 5'3 approx (1.70m x 1.60m approx)  
Single corner shower enclosure, low flush w.c., wash hand basin and chrome heated towel radiator, tiled walls and floor, extractor fan, spotlights and obscure double glazed window to the side.

### Outside

The property has great curb appeal to the front and a delightful courtyard with a path leading down the side to the entrance door and onto the rear.

The rear garden has a lawn, pathway, decorative stone, gated pathway to the rear, shrub and bushes to the borders.

### Directions

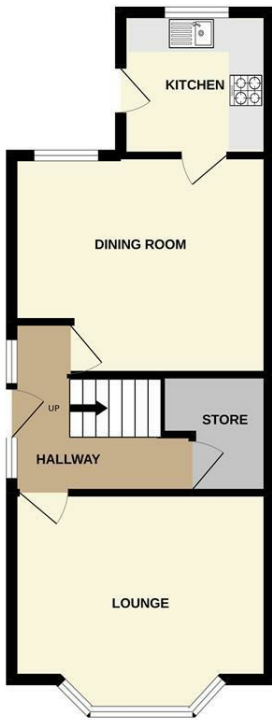
Proceed out of Long Eaton along Nottingham Road and turn right into Grange Road. At the 'T' junction turn right into Station Road and Stafford Street can be found as a turning on the left hand side with the property on the left 7101AMLT

### Council Tax

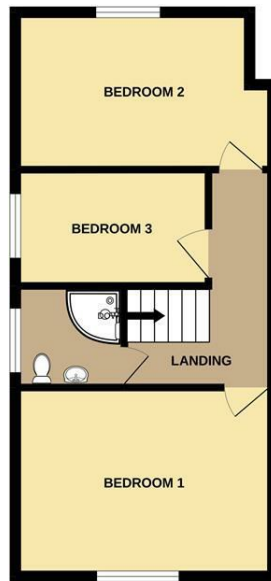
Erewash Borough Council Band B



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

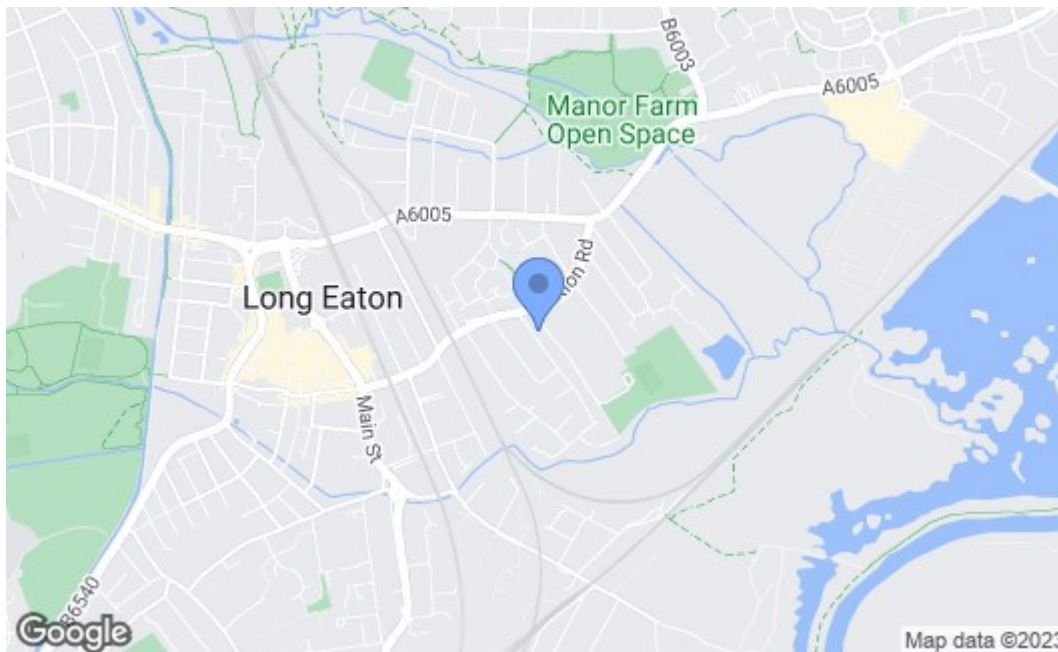


1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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