Robert Ellis

look no further...

Wellington Street,
Long Eaton, Nottingham
NG10 4JJ

£185,000 Freehold

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BEING SITUATED TOWARDS THE END OF WELLINGTON STREET, THIS TRADITIONAL BAY FRONTED PROPERTY PROVIDES A LOVELY THREE BEDROOM HOME WITH A PRIVATE GARDEN TO THE REAR.

Being set back from the road with a small garden area at the front, this traditional bay fronted semi detached property provides the opportunity for a new owner to stamp their own mark on their next property. For the size of the accommodation included and the privacy of the rear garden to be appreciated, we strongly recommend that all interested parties do take a full inspection so they are able to see the whole property for themselves. Being positioned on Wellington Street, the property is within easy reach of the centre of Long Eaton where there are many amenities and facilities and to J25 f the M1, all of which has helped to make this a very convenient and popular place for people to live.

The property is constructed of brick under a slate roof and the well proportioned accommodation is double glazed and benefits from electric storage heating and gas fires to the two main reception rooms. In brief the accommodation includes a fully enclosed porch, a hallway, lounge, dining/sitting room and a kitchen with a door from the kitchen leading to a rear porch which takes you to an outside w.c. To the first floor the landing leads to the three bedrooms and the bathroom which has a walk-in bath with a shower over. Outside there is a wooden shed along with a second storage shed and a greenhouse at the bottom of the garden, at the front there is a slate chipped bed area which helps to keep maintenance to a minimum and there is a path leading through a gate to the left hand side of the property to the rear where there is a concrete area leading onto a lawned garden with established beds to the sides and there is a path leading to the bottom of the garden where there is a further patio area and this is where the greenhouse is positioned. The rear garden is kept private by having fencing to the three main boundaries.

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

Porch
Enclosed porch with double opening double glazed opaque glazed doors, tiled flooring and half Georgian glazed door leading into:

Reception Hall
Electric storage heater with shelf over, Georgian opaque glazed doors leading into the dining room to the lounge and dining/sitting room and stairs with hand rail leading to the first floor.

Lounge/Sitting Room
12'3 x 11'6 approx (3.73m x 3.51m approx)
The lounge is positioned at the front of the property and this has a double glazed bay window to the front, five burner gas fire set in a wooden Adam style surround with a brick inset and tiled hearth, electric storage heater with shelf over and two wall lights.

Dining/Sitting Room
13'8 x 9'2 approx (4.17m x 2.79m approx)
Double glazed window to the rear, five burner gas fire with a tiled surround, built-in cupboard to one side of the chimney breast, original panelled door to the understairs storage pantry which has shelving and space for a fridge/freezer, the electric consumer unit and electric meter is housed in this cupboard space and there is an opaque double glazed window to the side.

Kitchen
The kitchen is fitted with a stainless steel sink with double cupboard and drawer beneath, wooden work surface with drawers and cupboards below, eye level wall cupboards and shelving, space and plumbing for an upright gas cooker, quarry tiled flooring, two double glazed windows to the side and half double glazed door leading out to the porch.

Side Porch
There is a porch running along the side of the kitchen and this has an outside water supply and provides access to the outside w.c.

Outside w.c.
Having a high flush w.c. and quarry tiled flooring.

First Floor Landing
Double glazed window to the side, wall mounted electric storage heater, access to the loft and original panelled doors to:

Bedroom 1
12'3 x 9'8 approx (3.73m x 2.95m approx)
Two double glazed windows to the front and we believe an original fireplace which is covered with boarding.

Bedroom 2
9'8 x 9'2 approx (2.95m x 2.79m approx)
Double glazed window to the rear and we believe an original fireplace which is boarded and built-in storage cupboard over the stairs.

Bedroom 3
9' x 4'9 approx (2.74m x 1.45m approx)
Double glazed window to the front.

Bathroom
The bathroom has a walk-in bath with a mixer tap and shower and a Mira Sport electric shower over and tiling to three walls, low flush w.c. and a pedestal wash hand basin with a tiled splashback and a glazed shelf and mirror fronted cabinet over, opaque double glazed window and airing/storage cupboard.

Outside
At the front of the property there is a slate chipped bed at the front of the house and gates from the pavement leading to paths which take you to the front door and down the left hand side of the house there is fencing to the boundary and a gate which provides access to the rear of the property.

The rear garden is a lovely feature of this three bedroom home and there is a concrete area to the side of the house which leads to two sheds and there is a path leading down to the bottom of the garden with there being a lawn to the side and at the bottom of the garden there is a patio. There are established beds and a greenhouse and a screened storage area at the bottom of the garden. The rear garden is kept private by having fencing to the three boundaries.

Directions
Proceed out of Long Eaton along Derby Road and Wellington Street can be found as a turning on the right hand side. Continue for some distance and the property can be found as identified by our for sale board.
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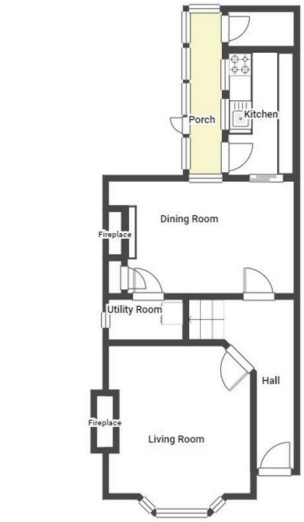

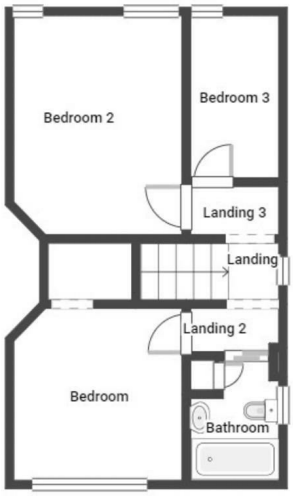

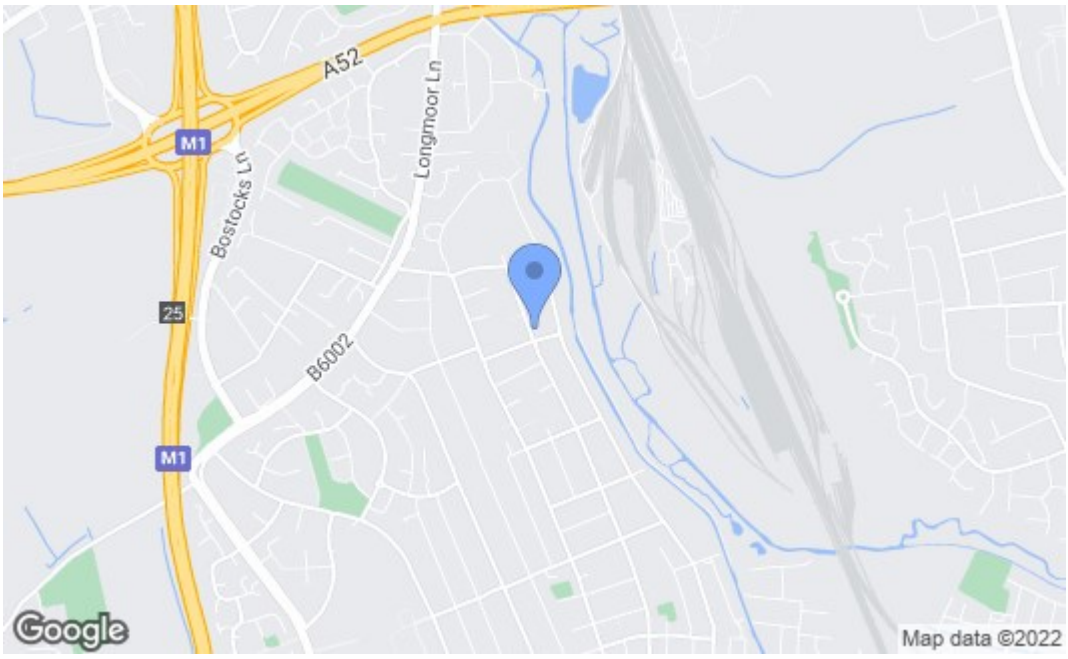

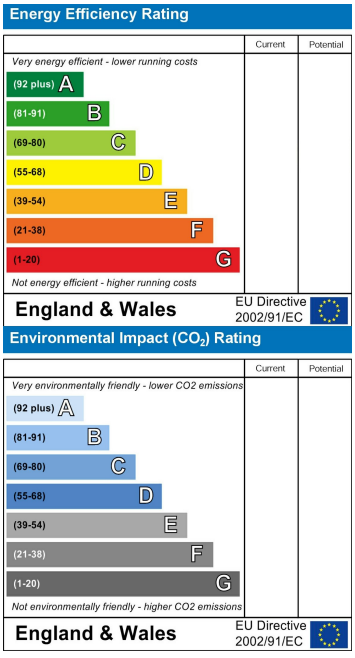

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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