Robert Ellis

look no further...

Wellington Street,
Long Eaton, Nottingham
NG10 4LY

Price Guide £170-175,000

Freehold

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY FOUND IN A POPULAR RESIDENTIAL LOCATION.

Robert Ellis are extremely pleased to bring to the market this three bedroom semi detached property, offered to the market with the benefit of no upward chain and would make an ideal first time buy or investment property. An early viewing is highly recommended of this fine investment opportunity. The property also boasts off street parking and generous size rooms throughout.

The property is constructed of brick to the external elevation all under a tiled roof and also benefits from gas central heating, double glazing and off street parking. You enter the property into the spacious hallway that provides access to a ground floor cloakroom, kitchen diner and spacious lounge to the rear with window looking out to the low maintenance garden. To the first floor there are three bedrooms and a modern fitted shower room with the master bedroom boasting fitted wardrobes. Outside to the front there is off street parking, lawn and planted beds. The rear garden is low maintenance and has a wall and fenced boundary.

The property is found just a few minutes walk away from all the amenities and facilities provided by Long Eaton town centre which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are excellent schools for all ages, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields. There are excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 to Nottingham and Derby.

Hall
Double glazed window and door to the front, stairs to the first floor and doors to:

Cloaks/w.c.
Low flush w.c. and access to electric meters/fuse box.

Kitchen Diner
16'5 x 7'7 approx (5.00m x 2.31m approx)
Comprising wall and base units with work surface over, inset stainless steel sink and drainer, electric oven and hob with extractor hood over, tiled splashbacks, plumbing for washing machine, double glazesd windows to the front and side and boiler found in matching cupboard.

Lounge
Feature gas fireplace, double glazed window overlooking the rear garden.

First Floor Landing
With doors to:

Bedroom 1
14'3 x 10'5 approx (4.34m x 3.18m approx)
Fitted wardrobe, double glazed window to the rear and radiator.

Bedroom 2
9'8 x 7'9 approx (2.95m x 2.36m approx)
Double glazed window to the front and radiator.

Bedroom 3
7'9 x 6'5 approx (2.36m x 1.96m approx)
Double glazed window to the side and radiator.

Shower Room
5'9 x 5'9 approx (1.75m x 1.75m approx)
Shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., double glazed window to the front and panelled splashbacks.

Outside
To the front of the property there is a lawned garden with raised beds, planted border to the front and gated access to off street parking. To the rear there is an enclosed low maintenance garden comprising of a decorative stone patio, shrubs and bushes.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Wellington Street where the property can be found on the left.
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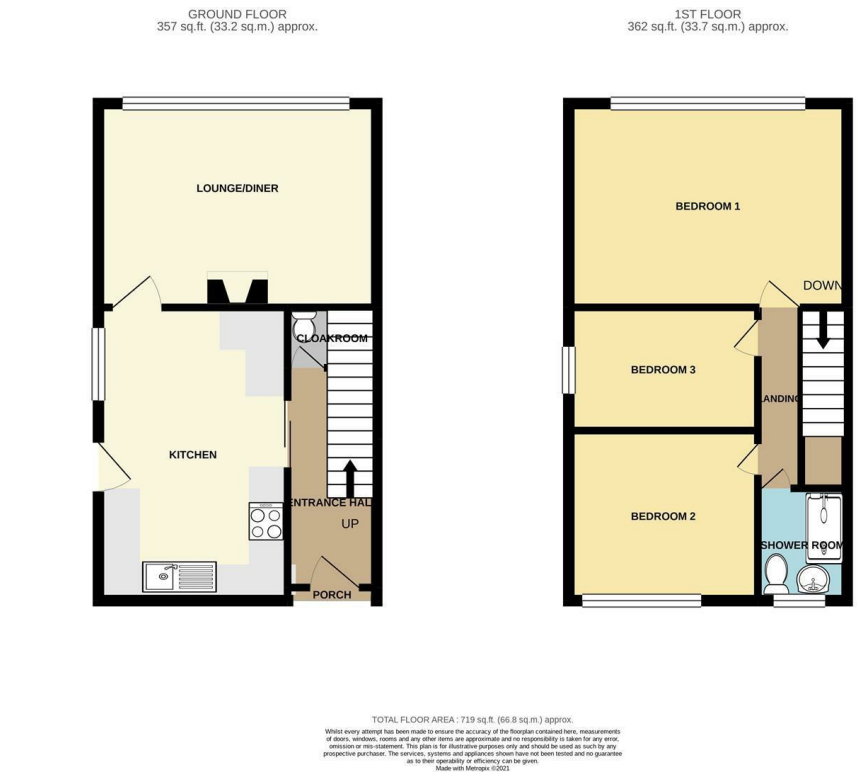

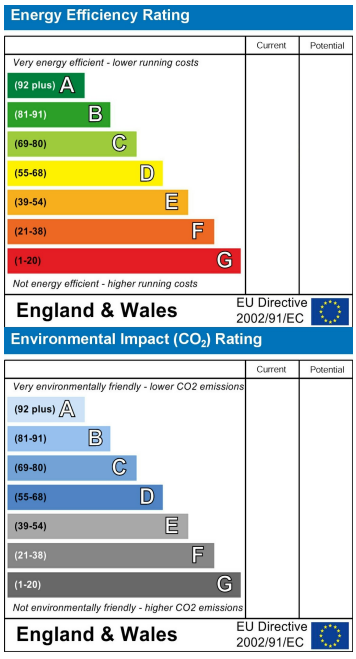

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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