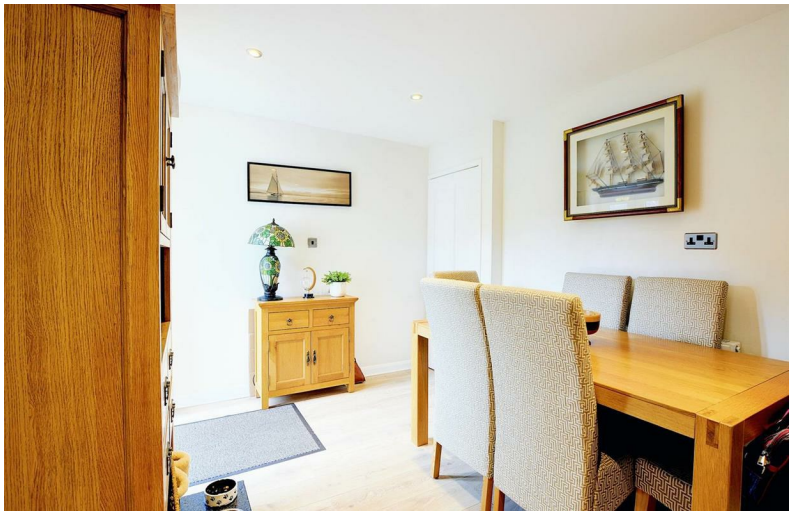
Robert Ellis

look no further. . .



Cranmer Street,
Long Eaton, Nottingham
NG10 1NQ

O/I/R £195,000 Freehold

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A THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this well presented, three bedroom semi detached house. The property is constructed of brick and benefits from gas central heating and double glazing and would ideally suit a range of buyers, including first time buyers, investors and people looking to downsize alike.

The property comprises of an entrance hallway, lounge with log burner, dining room with understairs storage cupboard and kitchen with integrated appliances. To the first floor the landing leads to three bedrooms and the three piece family bathroom suite. Outside the property benefits from access into the garage from the side with access into the private and enclosed rear garden.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, the town centre is within walking distance where supermarkets and healthcare facilities can be found. There are also fantastic transport links nearby including bus stops and easy access to major road links such as the M1, A52 and A50. An internal viewing is highly recommended to appreciate the property on offer.

Entrance Hallway
UPVC double glazed front door, laminate flooring, stairs to the first floor and ceiling light.

Lounge
13'5 x 12' approx (4.09m x 3.66m approx)
UPVC double glazed bay window to the front, laminate flooring, log burner, radiator and ceiling light.

Dining Room
12'3 x 9' approx (3.73m x 2.74m approx)
UPVC double glazed French doors to the rear, laminate flooring, built-in storage cupboard and spotlights.

Kitchen
11'6 x 6'6 approx (3.51m x 1.98m approx)
UPVC double glazed windows to the rear and side, Velux window, tiled flooring, integrated electric oven, gas hob with extractor fan over, integrated dishwasher, space for a washing machine and ceiling light.

First Floor Landing
Carpeted flooring, loft access hatch and ceiling light.

Bedroom 1
11'8 x 8' approx (3.56m x 2.44m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 2
8'7 x 6'1 approx (2.62m x 1.85m approx)
UPVC double glazed window to the rear, built-in storage cupboard, carpeted flooring, radiator and ceiling light.

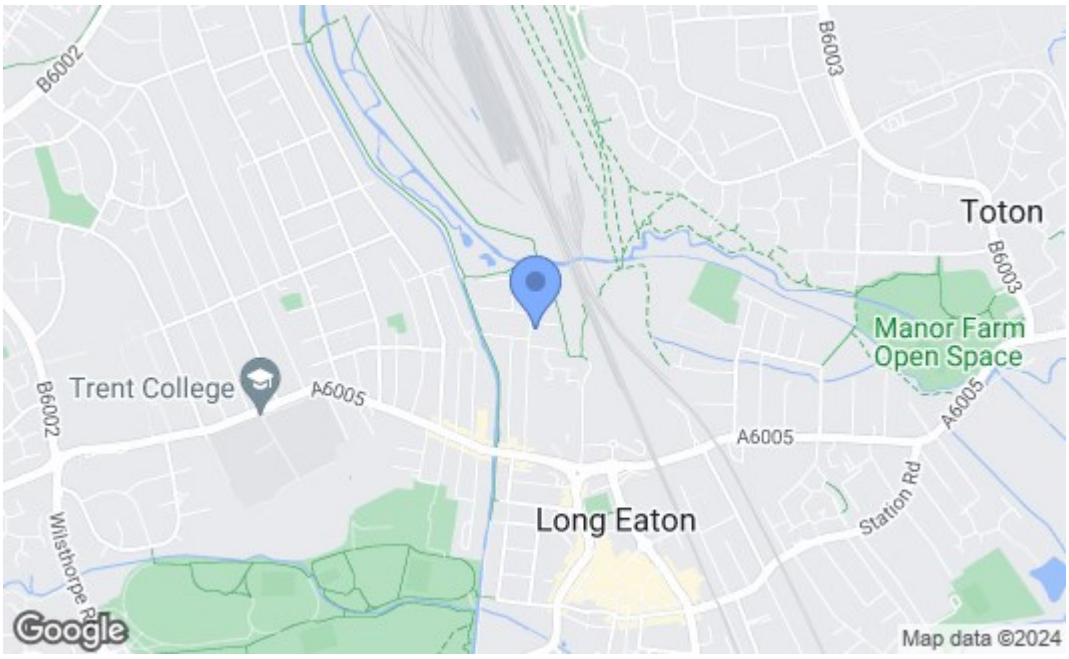
Bedroom 3
4'2 x 8'9 approx (1.27m x 2.67m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

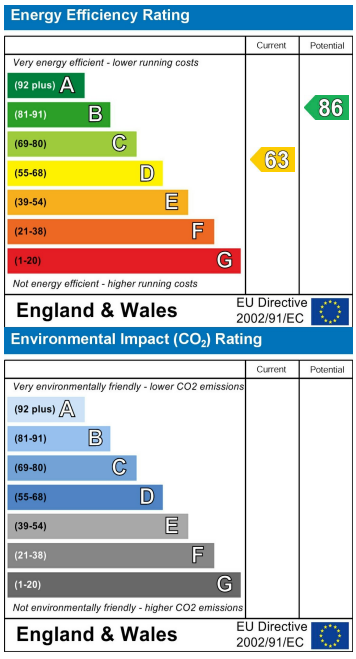
Bathroom
5'6" x 6'5 approx (1.68m x 1.96m approx)
Obscure UPVC double glazed window to the rear, L shaped bath with shower over, vinyl flooring, low flush w.c., top mounted sink, heated towel rail and ceiling light.

Outside
There is a small fenced garden to the front, access into the garage from the side with access into the private and enclosed rear garden.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street and the property can be identified by our for sale board towards the bottom of the road.
7626AMRS

Council Tax
Erewash Borough Council Band A





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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