



10 Friar Street,
Long Eaton, Nottingham
NG10 1BZ

Price Guide £125-129,950
Freehold



THIS IS A TWO DOUBLE BEDROOM PROPERTY WITH A DIFFERENCE. TAKE A VIEWING AND YOU WILL SEE THIS LOVELY HOME HAS BEEN EXTENDED TO THE REAR TO PROVIDE A VERY LARGE LIVING/DINING KITCHEN.

Being located on Friar Street, close to the heart of Long Eaton, this upgraded and extended mid property provides a home which will suit a whole range of buyers, from people looking to purchase their first property through to somebody who might be downsizing and looking for a home which is easy to run and convenient for local amenities and facilities. For the full extent of the accommodation and size of the private rear garden to be appreciated, it is strongly recommended that all interested parties do take a full inspection so they are able to see the whole property for themselves. The property also benefits from being sold with the benefit of NO UPWARD CHAIN and is ready for immediate occupation by a new owner.

The property is constructed of brick with the front being rendered, all under a pitched tiled roof to the main part of the house and the accommodation included derives all the benefits of GAS CENTRAL HEATING and from being DOUBLE GLAZED. In brief the accommodation includes a lounge/sitting room which is positioned at the front of the house, the large living/dining kitchen which is fitted with wall and base units and from this large living space there is a door leading out to the rear garden and to the first floor there are the two bedrooms and bathroom which is fully tiled and has a white suite complete with a shower over the bath position. Outside there is a private garden area at the rear which has a brick built outbuilding positioned at the bottom of the garden.

The property is within walking distance of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, which are also within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton Station and main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.



Lounge/Sitting Room

12' x 11' approx (3.66m x 3.35m approx)

UPVC front door with two opaque double glazed panels with inset glazed panels above, double glazed window to the front, feature cast iron open fireplace with hearth, double fitted cupboard to one side housing the meters, cornice to the wall and ceiling, radiator and laminate flooring which extends across the ground floor accommodation.

Inner Hallway

11'3 x 6' approx (3.43m x 1.83m approx)

Stairs leading to the first floor with large storage cupboard beneath, laminate flooring and door to:

Dining/Living Kitchen

19' x 10'9 approx (5.79m x 3.28m approx)

Having been extended at the back, this large living/dining kitchen is fitted with a stainless steel sink unit with mixer tap and a four ring hob set in a work surface which extends to two walls and has space and plumbing for an automatic washing machine, oven, cupboards and drawers beneath, matching eye level wall cupboards with hood over the cooking area, space for an upright fridge/freezer, tiling to the walls by the work surface areas, laminate flooring, half opaque double glazed door leading out to the rear garden with a double glazed window to the rear, feature cast iron fireplace with hearth, radiator and cornice to the wall and ceiling.

First Floor Landing

With doors to:

Bedroom 1

12' x 11'3 approx (3.66m x 3.43m approx)

Double glazed window to the front, radiator, dado rail to the walls and cornice to the wall and ceiling.

Bedroom 2

12' x 7'8 approx (3.66m x 2.34m approx)

Double glazed window to the rear, radiator, step leading to a split level area which is ideal as a 'crash out' area or for general storage.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a mains flow shower over and protective screen, pedestal wash hand basin with mixer tap and low flush w.c., opaque double glazed window, radiator and tiled flooring.

Outside

At the rear of the property there is a private garden area with a raised slabbed patio and at the bottom of the garden there is a brick built storage shed and the garden is kept private by having fencing and a wall to the boundaries and there is access at the bottom of the garden to a pathway which takes you out to the side and then the front of the houses on this part of Friar Street.

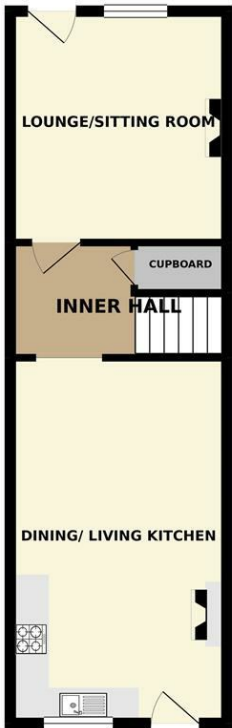
Directions

Proceed out of Long Eaton along Tamworth Road and continue past the Fire Station where Friar Street can be found as a turning on the left hand side and the property can be located on the right hand side clearly identified by our For Sale board.

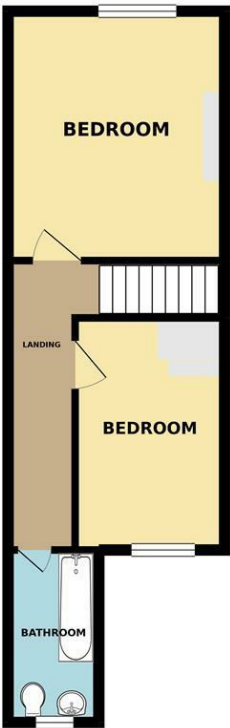
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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10 Fiar Street, Long Eaton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.