



Manchester Street,
Long Eaton, Nottingham
NG10 1DE

£240,000 Freehold



A TWO BEDROOM SEMI DETACHED CHALET BUNGALOW FOUND IN THIS SOUGHT AFTER LOCATION.

An extremely well presented and fully renovated two-bedroom semi-detached chalet style bungalow situated in this popular and established residential location. We believe the property would make an ideal purchase for someone looking for a ready to move into property.

The property benefits from being freshly decorated with new flooring throughout and comprises of gas central heating and hot water systems from combi boiler, double glazing throughout, off-street parking for several vehicles, detached garage with a generous garden space to both the front and rear.

Upon entry via the front door, you are greeted by a spacious hallway which provides access to the lounge, kitchen, bathroom and ground floor bedroom room as well as the stairs leading to the first-floor bedroom. The modern kitchen is set to the rear of the property with built in electric oven and hob with overhead extractor. To the first floor, there is a great sized master bedroom which has the huge bonus of a WC Ensuite with toilet and wash hand basin. There is also loft storage which also houses the combi boiler. Externally, there is off road parking to the front with gates providing access to the rear and single garage. The rear garden is low maintenance which is ideal for someone who is just wanting to enjoy outside space.

The property is within easy reach of the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre. Nearby healthcare and sports facilities, with the West Park Leisure Centre being just a few minutes away & if required there are excellent schools for all ages. With great easy access transport links from junctions 24 and 25 of the M1, A50 & A52 junctions providing good access to Nottingham, Derby and other East Midlands towns and cities. East Midlands Airport & well connected train stations at Long Eaton and East Midlands Parkway.



Entrance Hall

Double glazed door to the front, laminate flooring, storage cupboard, stairs to the first floor, radiator, double glazed window to the side, doors to:

Lounge

13'5 x 11'4 approx (4.09m x 3.45m approx)

Double glazed window to the rear, radiator, gas fire, hearth and mantle.

Kitchen

11'8 x 8'9 approx (3.56m x 2.67m approx)

Double glazed window and door to the side, double glazed window to the rear, oak effect laminate flooring, matching wall and base units, inset sink and drainer, integrated Neff electric oven, four ring gas hob and extractor over, radiator, plumbing for a washing machine.

Bedroom 1

11'10 x 11'6 approx (3.61m x 3.51m approx)

Double glazed window and radiator.

Bathroom

Double glazed window to the side, vinyl cushioned flooring, pedestal wash hand basin, low flush w.c., panelled bath, wall mounted combi shower over.

First Floor Landing

With access to:

Bedroom 2

14'5 x 8'6 approx (4.39m x 2.59m approx)

Double glazed window to the rear, radiator.

En-suite w.c.

Pedestal wash hand basin, low flush w.c. and storage cupboard housing the boiler. Access to the loft area which houses the combi boiler.

Outside

To the front of the property there are gates leading to the driveway providing off road parking, shrubs to the borders.

The rear garden is low maintenance with paving, fencing to the boundaries.

Garage

With double opening doors to the front and side pedestrian door.

Directions

Proceed out of Long Eaton along Tamworth Road with the canal on the right hand side. Turn left at the public house into Nelson Street where Manchester Street is found as a turning on the right hand side.

8195AMCO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 54mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

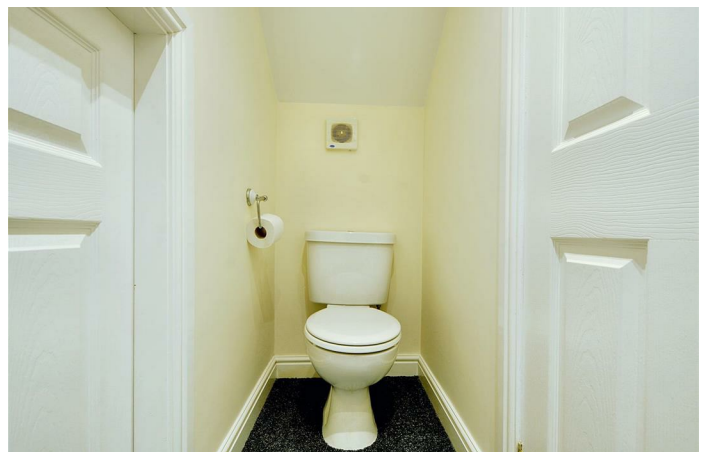
Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

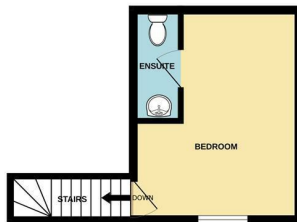
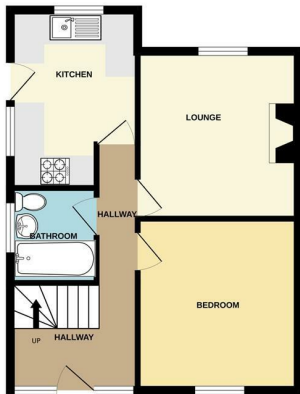
Other Material Issues – No



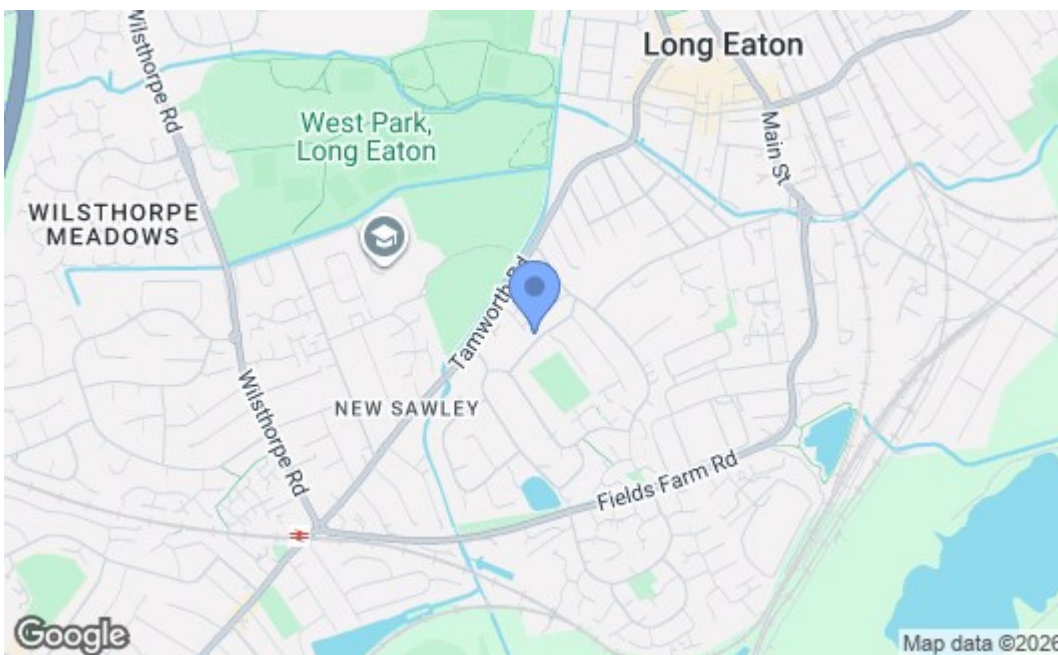


GROUND FLOOR

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. Made with Metropix C2024



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 55 | |
| (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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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.