Robert Ellis

look no further. . .

Stanley Street,
Long Eaton, Nottingham
NG10 1EL

O/I/R £160,000 Freehold

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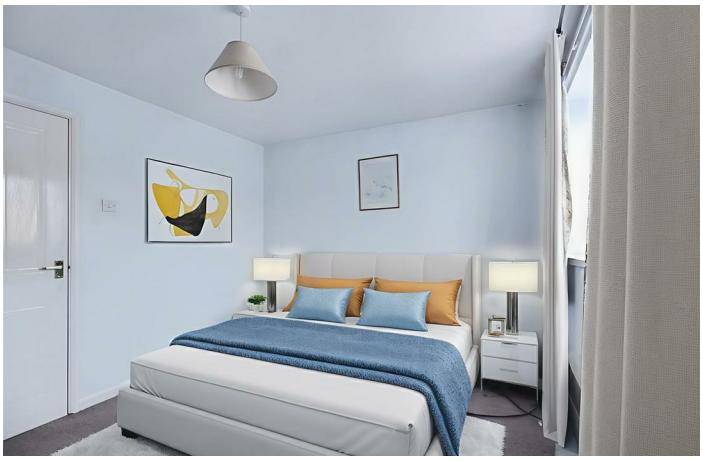
A SEMI DETACHED TWO BEDROOM HOUSE THAT OFFERS EXCELLENT POTENTIAL TO UPDATE AND IMPROVE IN LONG EATON.

The entrance door opens into the entrance hallway with stairs rising to the first floor and door to the living room. The living room is a good size and has a walk in bay window to the front and door to the kitchen diner. The kitchen diner has window and door opening to the rear garden.

The first floor landing provides access to the two bedrooms and shower room. There is a garden to the rear with a timber storage shed and garden to the front with off road parking. The location is convenient as it is centrally located and close to all amenities and is at the end of a cul de sac. This property would appeal to buyers that are looking for a property to modernise.

The property is within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area which include Tesco, Asda, Lidl and Aldi stores and many other retail outlets found in the town centre, there are pubs, restaurants and the well regarded Clifford Gym, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Storm Porch
Open storm porch with timber framed entrance door with decorative obscure light panels with opening into:

Entrance Hallway
Stairs leading to the first floor, coving and door to:

Living Room
16'4" into bay x 8'10" approx (5m into bay x 2.7m approx)
UPVC double glazed bay window to the front, coving, two wall mounted Dimplex electric storage heaters, coal effect electric fire with a marble hearth and insert with a timber surround, understairs storage cupboard and door to:

Kitchen Diner
11'8" x 9'8" approx (3.57m x 2.97m approx)
UPVC double glazed window to the rear, UPVC panel and double glazed door with matching light panel to the side leading to the rear, range of wall, base and drawer units with laminate work surface, tiled splashback, inset stainless steel sink and drainer with chrome mixer tap, integrated single electric oven and electric hob with extractor over, space and plumbing for a washing machine, space for a tall fridge freezer, wall mounted Dimplex electric storage heater and vinyl flooring.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
11'9" max x 9'10" approx (3.59m max x 3m approx)
Timber framed double glazed window to the front, wall mounted Dimplex electric storage heater, overstairs storage cupboard with shelves and housing the hot water tank.

Bedroom 2
11'9" x 6'9" approx (3.59m x 2.08m approx)
Timber frame double glazed window to the rear, wall mounted DImplex electric storage heater.

Shower Room
6'10" x 5'7" approx (2.09m x 1.71m approx)
Pedestal wash hand basin with chrome mixer tap, tiled splashback, low flush w.c., shower enclosure with Triton electric shower having aqua boarding, timber framed double glazed window to the side, Creda electric heater, grey lamiante flooring.

Outside
The front garden is laid mainly to lawn and has a shaped hedge to the boundary, pathway to the front door and pebbled pathway down the side to the rear.

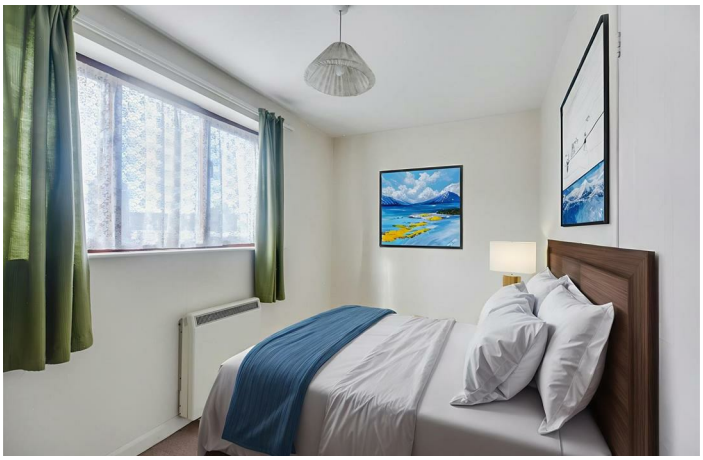
The rear garden is laid mainly to lawn with a block paved area, timber shed and fencing to the boundaries.

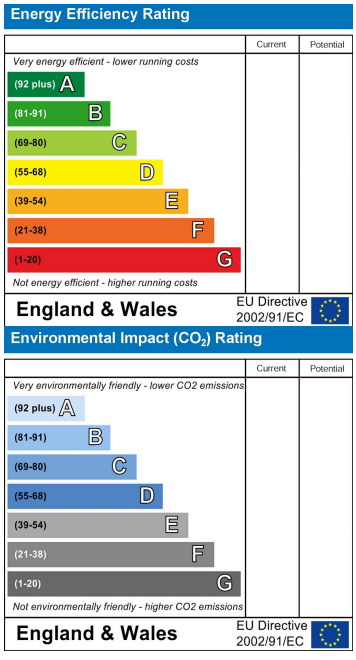
Directions
Proceed out of Long Eaton along Tamworth Road and after passing the traffic lights with the library, turn left into Lower Brook Street, left into Stanley Street and Mill Court can be found as a turning on the left.
8844AMMH

Council Tax
Erewash Borough Council Band A

Agents Notes
There are AI images on the property

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband –
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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