

Robert Ellis

look no further...



Walton Street,
Long Eaton, Nottingham
NG10 1PB

£176,500 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



A WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED HOME OFFERING CHARACTERFUL AND WELL-PROPORTIONED ACCOMMODATION, IDEALLY LOCATED CLOSE TO THE TOWN CENTRE AND BACKING ONTO THE CANAL.

Robert Ellis are pleased to bring to the market this attractive semi detached property which is well presented throughout and provides flexible living space with two reception rooms, ideal for both everyday living and entertaining.

The home benefits from two generous double bedrooms, a useful ground floor WC, and enjoys a unique setting with the rear aspect overlooking and backing onto the canal, offering scenic walks and a pleasant outlook. Ideally positioned within easy reach of the town centre, local shops, amenities and transport links, the property represents an excellent opportunity for a first time buyer or buy-to-let investor. An internal viewing is highly recommended to fully appreciate the location and accommodation on offer.

The property is found within a couple of minutes walking distance of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.



Entrance Hall

Double glazed door to the side, stairs to the first floor, laminate flooring, doors to:

Lounge

11'6" x 12'5" approx (3.51m x 3.78m approx)

Double glazed window to the front, radiator, feature fireplace.

Dining Room

12'1" x 12'5" approx (3.68m x 3.78m approx)

Double glazed window to the rear, radiator, laminate flooring, understairs storage cupboard and entrance to:

Kitchen

12'7" x 6'11" approx (3.84m x 2.11m approx)

Two double glazed windows to the rear, wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob with extractor over, tiled floor.

Ground Floor w.c.

Low flush w.c., wash hand basin, extractor fan.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

12'5" x 11'5" approx (3.78m x 3.48m approx)

Double glazed window to the front, radiator.

Bedroom 2

12'5" x 9'3" approx (3.78m x 2.82m approx)

Double glazed window to the rear, radiator.

Bathroom

Obscure double glazed window to the rear, bath with shower over, pedestal wash hand basin, low flush w.c., double glazed window to the rear, wall mounted chrome towel rail, fully tiled walls.

Outside

The rear garden has been designed for low maintenance, with a patio, pebbled borders, brick wall, fencing to the boundaries and gate to the canal at the rear.

Directions

Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street, left onto Dale Avenue and left again onto Walton Street where the property can be found towards the end of the road on the right hand side.
9069CO

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 56mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

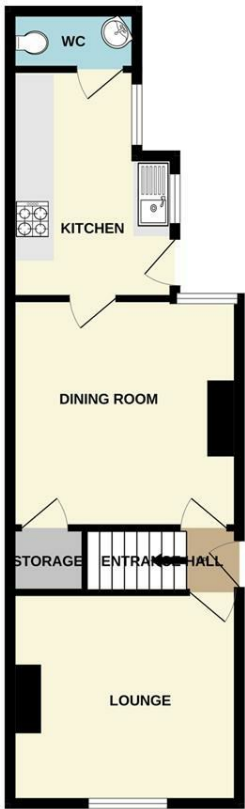
Non-Standard Construction – No

Any Legal Restrictions – No

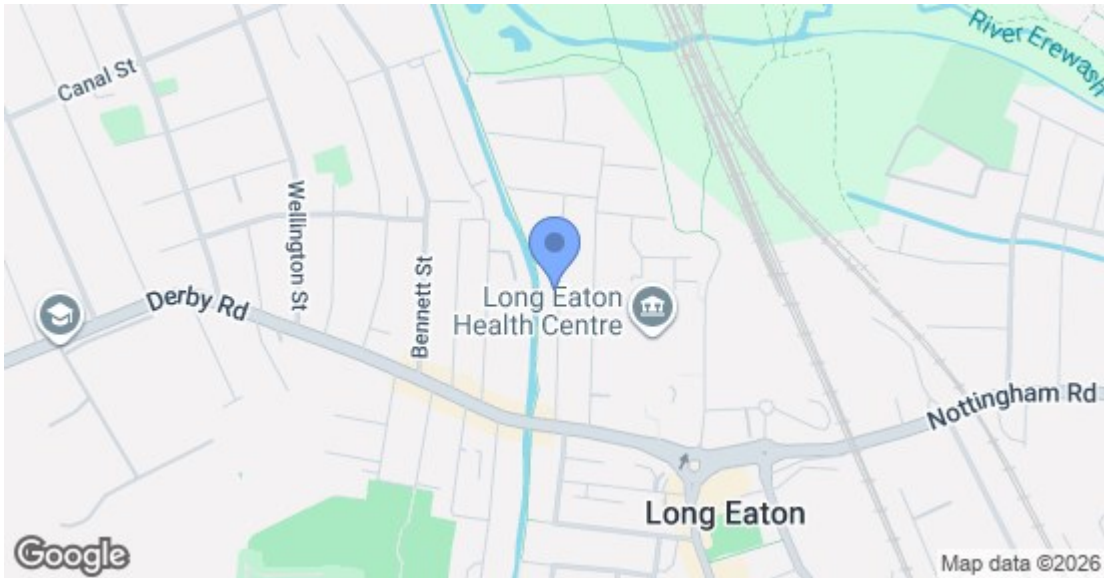
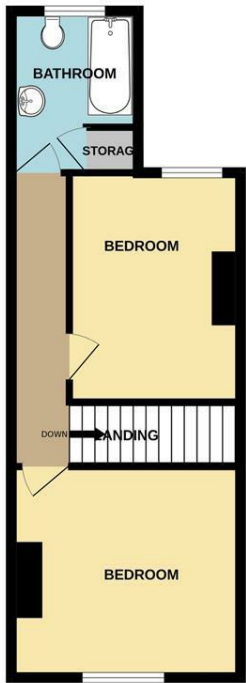
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
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.