Robert Ellis

look no further...

Milner Road,
Long Eaton, Nottingham
NG10 1LB

£160,000 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

THIS IS A BAY FRONTED, VICTORIAN SEMI DETACHED PROPERTY SITUATED ON A QUIET ROAD CLOSE TO THE CENTRE OF LONG EATON.

Being situated on Milner Road, this traditional bay fronted Victorian semi detached property provides the opportunity for a new owner to stamp their own mark on their next home. The property now requires a light refurbishment programme and for the size of the accommodation and privacy of the garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in the house for themselves. The house is literally only a few minutes walk away from the centre of Long Eaton and is therefore close to the many amenities and facilities provided by the town centre and surrounding area.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating, with a relatively new boiler having been installed, and double glazing throughout. The property is entered through a UPVC panelled front door and includes a lounge/sitting room, an inner hall, separate dining room and a fitted kitchen which has wall and base units and integrated appliances. To the first floor the landing leads to the two double bedrooms and the bathroom which has a shower over the bath. Outside there is a walled area at the front of the house, a gate leading to a path which takes you to the rear where there is a brick outbuilding and an outside w.c. and the garden is mainly paved with fencing to the side boundaries and a wall to the rear.

The property is close to the town centre where there is a Tesco, Asda, Aldi and Lidl as well as many other retail outlets, it is literally only a few minutes walk from the well regarded Clifford Gym, there are healthcare and the West Park Leisure Centre is within easy reach, if required there are excellent schools within walking distance and the transport links include J25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

UPVC panelled front door leading to:

Lounge/Sitting Room
11'6" x 10'11" approx (3.53m x 3.33m approx)
Double glazed bay window to the front, radiator, cornice to the wall and ceiling, four burner wall mounted gas fire (not tested) and laminate flooring.

Inner Hall
2'3" x 2'1" approx (0.7m x 0.64m approx)
Leading to the understairs storage cupboard where the electric meter and electricity consumer unit are housed and there is laminate flooring in the hall.

Dining Room
11'5" x 11'5" approx (3.5m x 3.49m approx)
Double glazed window to the rear, four burner wall mounted gas fire (not tested), radiator, laminate flooring and stairs leading to the first floor.

Kitchen
11'5" x 6'5" approx (3.5m x 1.97m approx)
The kitchen has a stainless steel sink with a mixer tap set in a work surface with spaces for an automatic washing machine and dishwasher and cupboards below, four ring gas hob set in a work surface with cupboards, drawers and oven beneath, matching eye level wall cupboards, hood to the cooking area, tiling to the walls by the work surface areas, radiator, double glazed window to the side, half opaque double glazed door leading out to the rear garden, laminate flooring and a wall mounted Logic boiler.

First Floor Landing
Radiator and hatch to the loft.

Bedroom 1
12'5" x 11'6" approx (3.81m x 3.51m approx)
Double glazed window to the front and a radiator.

Bedroom 2
13'1" x 8'7" approx (3.99m x 2.64m approx)
Double glazed window to the rear and radiator.

Bathroom
9'8" x 6'9" approx (2.96m x 2.06m approx)
The bathroom has a white suite including a panelled bath with a mixer tap/shower, tiling to two walls and a glazed protective screen, pedestal wash hand basin with a tiled splashback and a low flush w.c., radiator and an opaque double glazed window.

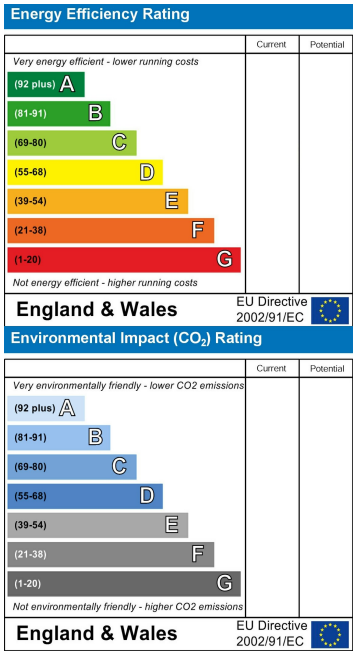
Outside
At the front of the property there is a small concrete area with a low level wall to the front and a wall to the right hand boundary and there is a gate to the right of the property which provides access via a shared path with a second gate providing access to the rear garden.

At the rear of the property there are two brick outhouses, one of which has an outside w.c. (not checked), there is a concrete area to the side of the house which leads to a patio at the rear and the garden area is kept private by having fencing to the side boundaries and a wall running along the rear boundary, an outside tap is provided and there is an outside storage/covered area behind the outside w.c.

Directions
Proceed out of Long Eaton along Tamworth Road and at the main traffic lights by the library turn right onto Broad Street. Follow the road to the end and turn right onto Milner Road and the property can be found as identified by our for sale board.
7969AMMP

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 16mbps Superfast 61mbps Ultrafast 1000mbps
Phone Signal – EE, 02, 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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818