Robert Ellis

look no further...

Friar Street,

Long Eaton, Nottingham

NG10 1BZ

O/O £170,000 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

A THREE BEDROOM TRADITIONAL END PROPERTY READY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON.

Robert Ellis are delighted to bring to the market this spacious Victorian end terrace three bedroom family home situated in the heart of Long Eaton, an ideal first time buy or investment opportunity. The property is a blank canvas and provides the opportunity for a new owner to put their own stamp on. Located for easy access to the amenities and facilities provided by Long Eaton town centre and there is great access to the M1 and A52 road networks along with Long Eaton train station.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing throughout. In brief the accommodation comprises of an entrance hall leading into the lounge, dining room, kitchen and utility space along with a ground floor w.c. To the first floor there are three bedrooms, shower room and separate w.c. Outside the property has a low maintenance garden to the rear and has great stance and curb appeal from the road and we believe there will be a high level of interest due to the amount of space and location on offer.

Found within a few minutes walk of the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre where there are also various pubs and restaurants and the well regarded Clifford Gym, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and playing fields and there are excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
UPVC door to the front, stairs to the first floor, tiled floor, period coving and radiator.

Lounge
14'8 x 12'5 approx (4.47m x 3.78m approx)
UPVC double glazed bay window to the front, period coving, radiator and feature brick fireplace with surround.

Dining Room
16'4 x 11'11 approx (4.98m x 3.63m approx)
Two radiators, UPVC double glazed window to the rear and access a storage cupboard that could be an office (5'4 x 3'2 approx).

Kitchen
8'9 x 8' approx (2.67m x 2.44m approx)
Conveniently located to the rear of the property and comprising of wall and base units with free standing electric oven with extractor over, composite sink with 1½ bowl and drainer, double glazed window to the side, UPVC double glazed door to the side, access to understairs storage cupboard housing the fuse box and meters, roll edged work surface and laminate flooring, radiator, tiled and stainless steel splashbacks.

Utility Room
Radiator, tiled walls, obscure UPVC double glazed window to the side and combi boiler.

Ground Floor w.c.
4'5 x 1'9 approx (1.35m x 0.53m approx)
Low flush w.c., wall mounted corner wash hand basin and obscure window to the rear.

First Floor Landing
15'6 x 5'1 approx (4.72m x 1.55m approx)
Coving to the ceiling and doors to:

Bedroom 1
16'4 x 11'11 approx (4.98m x 3.63m approx)
Two UPVC double glazed windows to the front, radiator and period chimney breast with exposed brick tiled hearth along with wall mounted lights.

Bedroom 2
12'2 x 8'6 approx (3.71m x 2.59m approx)
Laminate flooring, UPVC double glazed window to the rear, radiator.

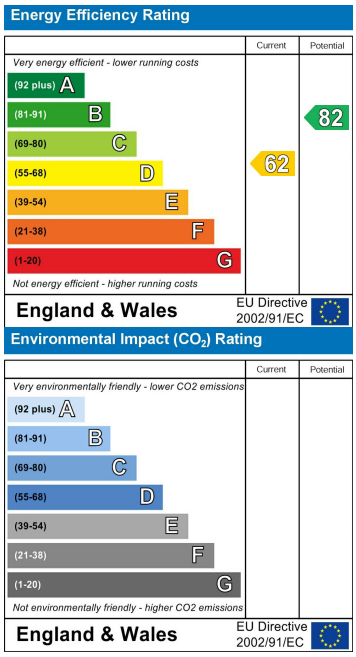
Bedroom 3
9' x 8' approx (2.74m x 2.44m approx)
Laminate flooring, UPVC double glazed window to the rear and radiator.

Shower Room
9'2 x 2'9 approx (2.79m x 0.84m approx)
Shower, pedestal wash hand basin, radiator and obscure UPVC double glazed window to the rear, tiled walls and floor and access to the loft.

Separate w.c.
3'1 x 2'2 approx (0.94m x 0.66m approx)
Low flush w.c., obscure UPVC double glazed window to the side and tiled flooring.

Outside
The property has great stance ad curb appeal from the front and has a front courtyard that leads to the front door. The rear garden is low maintenance and comprises of planted borders, a delightful patio area, gravelled stone and garden sheds to the rear of the property.

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 left hand side.
6782AMLT



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