



Cranmer Street,  
Long Eaton, Nottingham  
NG10 1NQ

**£205,000 Freehold**



THIS IS A GABLE FRONTED THREE BEDROOM PROPERTY POSITIONED IN A VERY CONVENIENT POSITION FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON TOWN CENTRE.

Being positioned on a corner plot on Cranmer Street this three bedroom property provides a lovely home which will suit a whole range of buyers, from people wanting to purchase their first property through to a family who are in search of three bedrooms and a home that is conveniently located for all the amenities and facilities provided by the local area or an investor who is looking for a property which would be easy to rent. The property is being sold with the benefit of vacant possession and we therefore strongly recommend that all interested parties do take a full inspection so they can see all that is provided in the property for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation included derives all the benefits from having gas central heating and double glazing throughout. In brief the accommodation includes a reception hall with a ground floor w.c. off, a lounge, separate dining area which has double opening double glazed French doors leading out to the private rear garden and an archway leading to the kitchen which is fitted with wall and base units. To the first floor the landing leads to the three bedrooms, the main bedroom having a range of built-in wardrobes and an en-suite shower room and there is then the main bathroom which has a white suite. Outside there is a garden area to the front which could be changed into additional off the road parking if this was preferred by a new owner and the plot extends down the left hand side and at the rear there is a patio leading onto a lawned garden area which is kept private by having fencing to the boundaries. At the bottom of the garden there is an off the road parking space which could be incorporated into the garden if this was again preferred by a new owner and off the road parking created at the front of the house.

The property is only a few minutes walk away from the Asda superstore and centre of Long Eaton where there is also a Tesco and many other retail outlets as well as the Clifford Gym, pubs and various restaurants, there are excellent schools within easy reach, healthcare and sports facilities are again only a few minutes away and the transport links including J25 of the M11, 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.



### Porch

Open porch leading through a composite front door with inset arched double glazed panel to:

### Reception Hall

Double glazed window to the front and a radiator in a housing.

### Ground Floor w.c.

Having a white low flush w.c. and pedestal wash hand basin with mixer tap and tiled splashback, radiator, opaque double glazed window and recessed lights to the ceiling.

### Lounge/Sitting Room

17'4 x 12'8 approx (5.28m x 3.86m approx)

Double glazed window to the front, Adam style fire surround with an inset and hearth, two radiators and stairs with balustrade and cupboard under leading to the first floor.

### Dining Room

8'7' x 8'5 approx (2.62m' x 2.57m approx)

Double glazed double opening French doors leading out to the rear garden and radiator.

### Kitchen

8'5 x 7'9 approx (2.57m x 2.36m approx)

The kitchen is fitted with a 1½ bowl stainless steel sink and a mixer tap and four ring hob set in a work surface which extends to two sides and has space for both an automatic washing machine and dishwasher, cupboards and drawers beneath, space for an upright fridge/freezer, tiling to the walls by the work surface areas, matching eye level wall cupboards with stainless steel back plate and hood over the cooking area, wall mounted Glow Worm boiler, double glazed window to the rear, tiled flooring, radiator and recessed lights to the ceiling.

### First Floor Landing

Double glazed window to the side, balustrade continued from the stairs to the landing, hatch to loft and a Heatrae Sadia Megaflow high efficiency hot water tank housed in an airing/storage cupboard.

### Bedroom 1

11'10 x 10' approx (3.61m x 3.05m approx)

Double glazed window to the front, radiator, range of built-in wardrobes and TV point.

### En-Suite

Having a corner shower with a mains flow shower system, tiling to two walls, protective glazed door and glazed screen, low flush w.c., corner pedestal wash hand basin with mixer tap and tiled splashback, radiator, electric shaver/toothbrush point and recessed lights and extractor to the ceiling.

### Bedroom 2

12'3 reducing to 8'8 x 10' approx (3.73m reducing to 2.64m x 3.05m approx)

Double glazed window to the rear, radiator and TV point.

### Bedroom 3

Double glazed window to the rear and radiator.

### Bathroom

The bathroom has a white suite including a panelled bath with chrome hand rails and a mixer tap with a hand held shower and tiled splashbacks to two walls, pedestal wash hand basin with mixer tap, low flush w.c., radiator, opaque double glazed window, electric shaver/toothbrush point and recessed lighting to the ceiling.

### Outside

To the front of the property there is a lawned area which could be changed into off street parking if this was preferred by a new owner and to the left hand side there is a path leading to the front door which is positioned at the side of the property. At the rear of the property there is a patio leading onto a lawned area and there is fencing to the side boundaries and at the bottom of the garden there is off the road parking/bin storage area.

### Directions

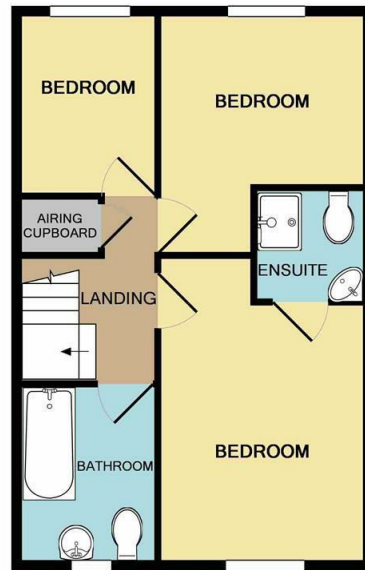
Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street and the property can be found as identified by our for sale board.

6591AMMP





GROUND FLOOR



1ST FLOOR

74A CRANMER STREET, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.