

Robert Ellis

look no further...



51 Cranmer Street,
Long Eaton, Nottingham
NG10 1NJ

£149,950 Freehold

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/robertellisestateagent



@robertellisea



A WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY.

Robert Ellis are delighted to bring to the market a property which suits a whole range of buyers, from first time buyers, the investor or someone looking to downsize. The property is found close to Long Eaton town centre and is within walking distance of all the local amenities and facilities including shops, schools and transport links. The property is ready to move into and an internal viewing comes highly recommended.

The property derives the benefit of modern conveniences such as gas central heating and double glazing and briefly comprises entrance hall, lounge, dining room, kitchen and utility room. To the first floor there are two double bedrooms and shower room. Outside the property has off street parking for a small car and a privately enclosed rear garden.

Situated within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



Entrance Hall

UPVC double glazed front entrance door, stairs to the first floor and door to:

Lounge

12'5 x 11'10 approx (3.78m x 3.61m approx)

UPVC double glazed window to the front, dado rail, coving to the ceiling, gas fire with 'Adam' style surround, radiator and TV point.

Dining Room

12'6 x 12' approx (3.81m x 3.66m approx)

UPVC double glazed window to the rear, radiator, wood floor, coving to the ceiling, door to understairs storage cupboard and open to:

Kitchen

7'11 x 7'4 approx (2.41m x 2.24m approx)

With cream high gloss wall, base and drawer units with roll edged work surface over, inset 1½ bowl sink and drainer with mixer tap, integrated oven, gas hob and extractor hood over, integrated fridge and dishwasher, UPVC double glazed window to the side, recessed lighting, laminate floor and UPVC double glazed rear exit door.

Utility Room

Work surface, plumbing for automatic washing machine, recessed lighting, laminate floor and UPVC double glazed window and door to the rear.

First Floor Landing

Doors to:

Bedroom 1

12'6 x 11'4 approx (3.81m x 3.45m approx)

UPVC double glazed window to the front, radiator, door to overstairs storage cupboard.

Bedroom 2

12'6 x 9'4 approx (3.81m x 2.84m approx)

UPVC double glazed window to the rear, radiator.

Shower Room

Walk-in shower cubicle with glass screen and shower from the mains, low flush w.c., pedestal wash hand basin, chrome heated towel rail, fully tiled walls and splashbacks,

tilled floor, recessed lighting, door to storage cupboard housing gas central heating boiler and UPVC double glazed window to the rear.

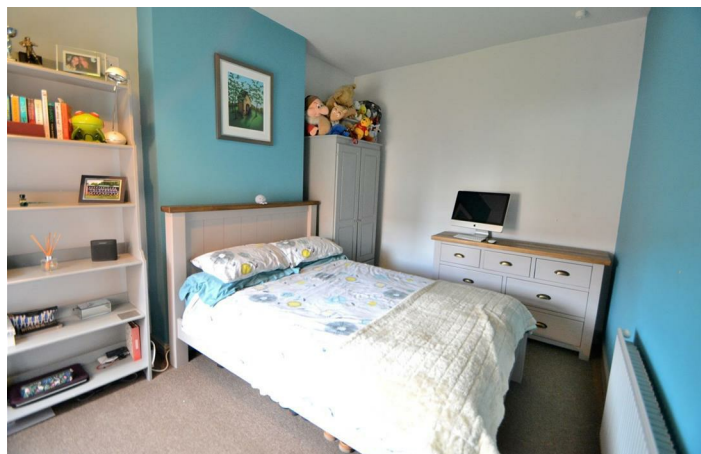
Outside

To the side of the property there is off the road parking for a small car and double gates to the rear garden. The rear garden has a patio area and lawn with garden shed, outside tap and all privately enclosed with walled and fenced boundaries.

Directions

Proceed out of Long Eaton along Derby Road turning right into Cranmer Street. The property can then be found on the left as identified by our 'for sale' board.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.