Robert Ellis

look no further...

Manchester Street,
Long Eaton, Nottingham
NG10 1DE

£229,950 Freehold

THIS IS A MOST DESIRABLE, THREE BEDROOM DETACHED CHALET BUNGALOW POSITIONED ON A GOOD SIZE PLOT IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA.

Being positioned on Manchester Street, which is a road with similar bungalow properties, this three bedroom chalet bungalow provides a lovely home that is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and being double glazed. In brief the accommodation includes a reception hall which leads to the lounge, from which there are patio doors leading to the garden room which provides a lovely place to sit and overlook the rear garden. The dining kitchen is fitted with wall and base units, there are two ground floor bedrooms, one of which has more recently been used as a dining room, the bathroom has a white suite and there are stairs leading from the hall to the first floor where there is a further double bedroom. Outside there is a detached garage positioned to the rear of the bungalow, a drive and garden at the front which has been designed to keep maintenance to a minimum and at the rear the garden has again been designed to reduce the amount of maintenance work required and provides various places to sit and enjoy outside living.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, there are walks in the nearby open countryside and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which take you to Castle Donington and the Airport, there are stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands town and cities.

Reception Hall
UPVC front door with inset opaque double glazed panel, stairs leading to the first floor bedroom, opaque double glazed window to the side, radiator and the electricity meter and electric consumer unit are housed in a fitted cupboard.

Lounge/Sitting Room
13' x 11' approx (3.96m x 3.35m approx)
Having double glazed patio doors leading into the garden room, wall mounted coal effect gas fire, radiator and two wall lights.

Garden Room
11' x 4' approx (3.35m x 1.22m approx)
This lovely room overlooks the rear garden and has a double glazed French doors leading out to the garden with double glazed windows to the rear and opaque double glazed window to the side, tiled flooring and a polycarbonate sloping roof.

Dining Kitchen
13' x 8'10 approx (3.96m x 2.69m approx)
The kitchen has wood grain effect finished units and includes a stainless steel sink set in an L shaped work surface with a double cupboard and spaces for an automatic washing machine and tumble dryer below, second L shaped work surface with cupboards and drawers and space for a fridge and freezer below, matching eye level wall cupboards, tiled walls to the main work surface areas, double glazed windows to the side and rear, upright storage cupboard for an ironing board etc. with a cupboard over, space and plumbing for a gas cooker, radiator and a half opaque double glazed door leading out to the side.

Bedroom 1
12' x 11' approx (3.66m x 3.35m approx)
Double glazed window with fitted vertical blinds to the front, two double wardrobes with cupboards over, radiator and cornice to the wall and ceiling.

Bedroom 2
10' x 8' approx (3.05m x 2.44m approx)
Double glazed window with fitted vertical blinds to the front, cornice to the wall and ceiling, radiator and sliding door leading into the hall.

Bathroom
The bathroom has half tiled walls and a white suite including a panelled bath with chrome hand rails, low flush w.c. and a pedestal wash hand basin, radiator with a rail over, double mirror fronted wall mounted cabinet, glass shelf with a mirror over, X-pelair fan and a sliding door to the hall.

First Floor

Bedroom 3
16' max x 11' approx (4.88m max x 3.35m approx)
The first floor bedroom has a double glazed window to the front, access to loft space and there is a wall mounted gas boiler.

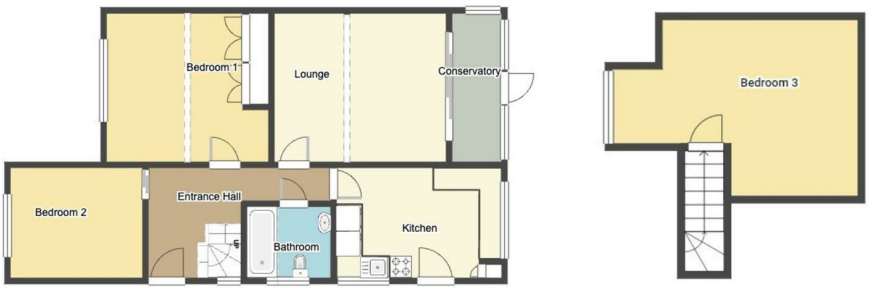
Outside
At the front of the property there is a pebbled garden with established plants and bushes with a concrete sectional fence to the front and left hand boundaries with a block wall to the right hand side, there are gates from the road leading on to the drive which provides access to the main entrance door and to the right hand side of the property there are double wooden gates which provide access to the garage and rear garden.

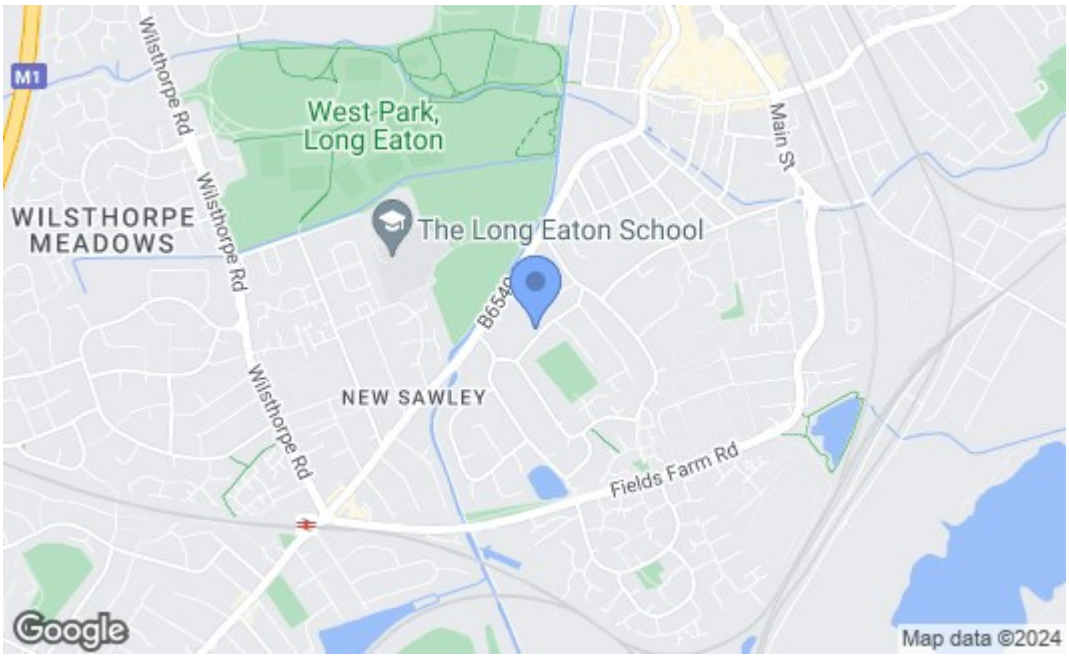
At the rear of the property there is a slabbed area next to the garage with steps leading down an easily managed garden which has slate chipped beds and established planting and bushes to the boundaries with hedges to the left hand side and rear boundaries, storage space behind the garage and the rear garden provides a lovely place for people to sit and enjoy outside living. There is an external tap provided and external lighting at the side and rear of the property.

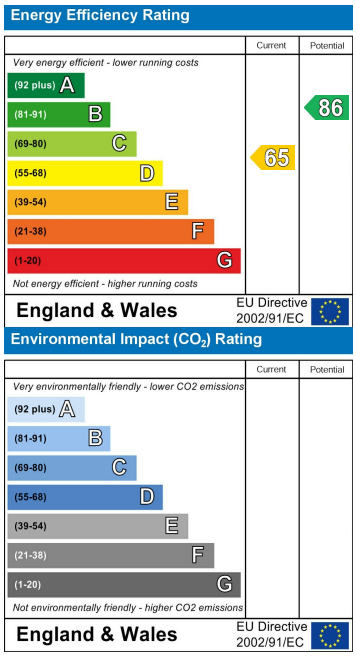
Garage
16' x 8' approx (4.88m x 2.44m approx)
Panelled garage with double wooden doors to the front, windows to the side and a light is provided in the garage.

Directions
Proceed out of Long Eaton along Tamworth Road with the canal on the right hand side. Turn left at the public house into Nelson Street where Manchester Street is found as a turning on the right hand side.
7696AMMP

Council Tax
Erewash Borough Council Band C







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.

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