Robert Ellis

look no further...

Bridge Street,
Long Eaton, Nottingham
NG10 4QQ

£160,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A DECEPTIVELY SPACIOUS TWO SEMI-DETACHED HOUSE CLOSE TO THE HEART OF LONG EATON AND A RANGE OF AMENITIES PERFECT FOR A FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to bring to the market this exciting opportunity to acquire a deceptively spacious two bedroom Victorian semi-detached house close to the heart of Long Eaton and all of the amenities that the town has to offer. This property would be perfect for a range of buyers including, but not limited to, first time buyers and investors. The property comes to the market with the benefit of no upward chain and for the full size and extent of the accommodation to be fully appreciated, we strongly recommend all interested parties book a full inspection which will enable them to see all that is included for themselves.

This is a traditional Victorian property constructed in solid brick with a Flemish bond under a pitched roof covering. The property derives all of the modern benefits of uPVC double glazing and gas fired Vaillant Eco Plus 832 combi boiler with extended warranty installed on 30.7.21. The property has a lean-to conservatory with plumbing for a washing machine and dryer and a well-proportioned rear yard made private by brick boundaries. In brief, the accommodation includes a spacious living room to the front, a well sized dining room/second reception room, a kitchen with access to a side conservatory with electrics and plumbing for use as a utility area, two generous double bedrooms and a large four-piece bathroom suite.

The property is located within easy reach of the Asda and Tesco superstores and all the other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton Station and the A52 providing direct access to Nottingham and Derby. Viewing highly recommended.

Living Room
12'4 x 11'3 approx (3.76m x 3.43m approx)
UPVC front door, UPVC double glazed window, decorative coving to ceiling, decorative feature fireplace, central heating radiator and under-stair cupboard.

Dining Room
12'4 x 11'1 approx (3.76m x 3.38m approx)
A well-proportioned dining room with timber single glazed window and decorative coving to the ceiling.

Kitchen
9'2 x 7'8 approx (2.79m x 2.34m approx)
The kitchen comprises wood affect laminate base and eye level units with inset stainless steel 1½ bow sink and drainer, integrated Zanussi cooker and four ring gas hob, under-counter dishwasher, free-standing fridge freezer and UPVC double glazed window.

Conservatory
UPVC double glazing under a polycarbonate roof. Work surface with washing machine and tumble dryer under.

First Floor Landing
With central heating radiator, loft hatch access to partially boarded roof space. Doors to:

Bedroom 1
12'4 x 11'4 approx (3.76m x 3.45m approx)
Spacious double bedroom with the benefit of two UPVC double glazed windows.

Bedroom 2
11'2 x 9'4 approx (3.40m x 2.84m approx)
Double bedroom with UPVC double glazed window, fitted storage space and decorative coving to ceiling.

Bathroom
With UPVC double glazed window, white four-piece suite comprising low level w.c., corner bath with overhead shower, bidet and wash hand basin with mixer tap, storage cupboard housing Vaillant comb boiler.

Outside
This traditional semi-detached property can be identified from the front by its attractive Flemish brick bond. To the side of the property can be found a gate and pathway leading to the garden at the rear. The garden is made private by a series of brick and timber boundary fencing. Within the garden, the property has the benefit of a good size brick store under a slated roof, providing ample storage space.

Directions
Proceed out of Long Eaton along Derby Road and once over the canal bridge Bridge Street can be found as a turning on the right hand side and the property can be found on the right as identified by our for sale board.
6373AMMP

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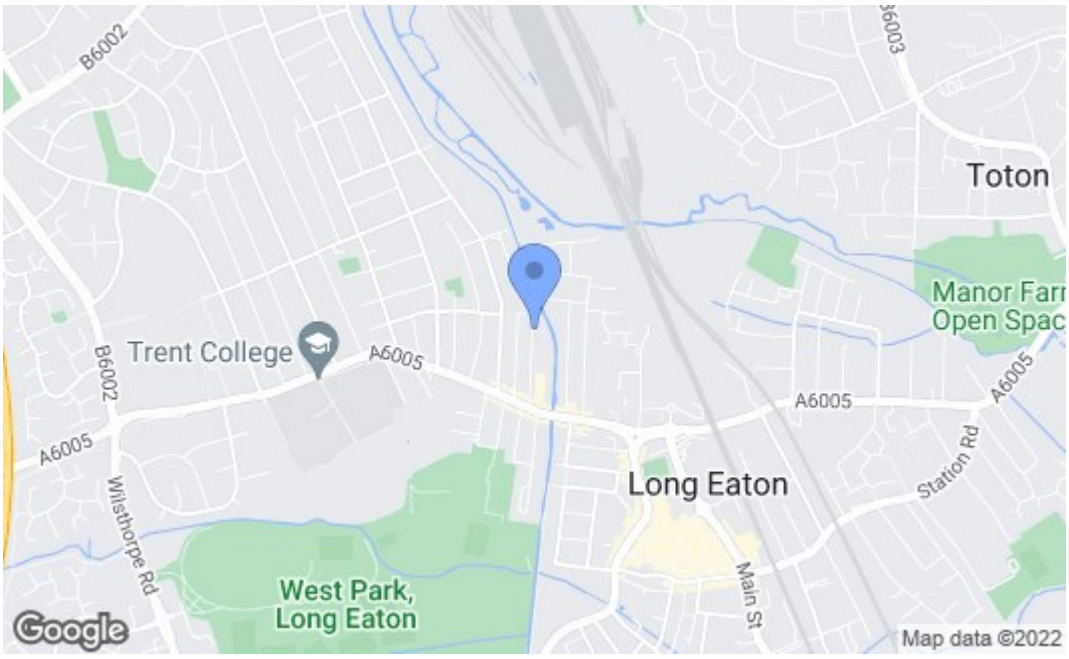

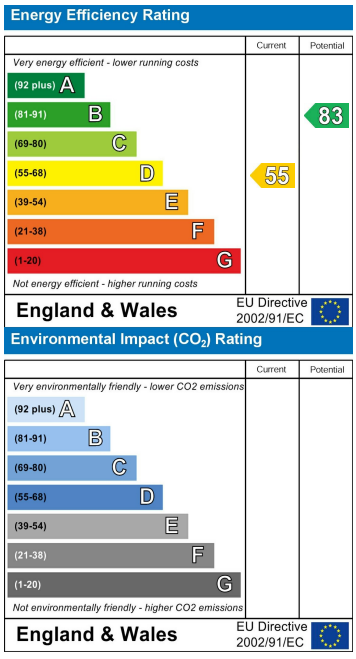

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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