Robert Ellis

look no further...







Maxwell Street,
Breaston, Derbyshire
DE72 3AH

£250,000 Freehold



A SPACIOUS AND WELL PRESENTED BAY FRONTED SEMI DETACHED HOUSE THAT WOULD APPEAL TO A VARIETY OF BUYERS INCLUDING FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS.

This lovely period property is located in the sought after village of Breaston which continues to be a desirable location for property buyers. If you are looking for a property with character this is a great opportunity as it has many original features including doors throughout, storage cupboards and cast iron fireplaces. There is an entrance porch which opens into the entrance hall with stairs rising to the first floor and doors leading to the two reception rooms. The living room has a walk in bay window to the front and the dining room has an understairs storage cupboard and both are generous in size. The kitchen would benefit from an update and has a door leading to the rear garden. The first floor landing provides access to the double sized bedrooms and large four piece bathroom. The rear garden is private and offers low maintenance and access to the brick built outbuilding and w.c. and gate access to the front.

The property is a short walk away from the centre of Breaston village where there are a number of local shops, schools for younger children, walks in the surrounding picturesque countryside with there being a Nature Reserve close to the property, there are healthcare and sports facilities including several local golf courses and both state and independent schools for older children can be found in Long Eaton where there are also Asda, Tesco, Lidl and Aldi stores along with many other retail outlets and the excellent transport links include J25 of the M1, East Midlands Airport, train 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 towns and cities.





Entrance Porch
UPVC double glazed side entrance door with inset arched light panel, two UPVC double glazed light panels either side, tiled floor, radiator, stairs to the first floor and stripped original doors to:

Living Room
12'11" into recess x 14'9" into bay approx (3.96m into recess x 4.5m into bay approx)
UPVC double glazed bay window to the front, coving, ceiling rose, picture rail, two radiators, feature fireplace with Adam style surround and Living Flame gas fire sat upon a marble hearth with marble insert, electric consumer unit.

Dining Room
12'3" x 13'0" approx (3.74m x 3.97m approx)
UPVC double glazed windows to the side and rear, radiator, feature fireplace with Adam style surround and electric fire (not tested), understairs storage cupboard with light, power and shelving. Door to:

Kitchen
7'10" x 12'2" approx (2.41m x 3.73m approx)
UPVC double glazed window to the side, UPVC panel and double glazed door, range of wall, base and drawer units with laminate work surface over, tiled splashback, composite double sink and drainer with mixer tap, integrated single electric oven, four ring gas burner, plumbing and space for a washing machine, space for an under counter fridge, wall mounted Worcester Bosch boiler, cupboard and drawers, tiled floor, radiator.

First Floor Landing
Radiator and original doors to:

Bedroom 1
12'4" x 12'11" approx (3.76m x 3.94m approx)
Two UPVC double glazed windows to the front, original cast iron feature fireplace, radiator.

Bedroom 2
12'3" x 10'0" approx (3.75m x 3.05m approx)
UPVC double glazed window to the rear, original cast iron fireplace, storage cupboard with rails, loft access hatch.

Bathroom
7'10" x 9'0" approx (2.41m x 2.75m approx)
Obscure UPVC double glazed window to the rear, four piece suite comprising of a low flush w.c., pedestal wash hand basin and panelled bath, two radiators, mains fed shower enclosure with glazed protective screen.

Outisde
The front garden has a low level wall to the boundary, metal gate and path leading to the side door and gate to the rear, low maintenance shrubs and bushes to the borders.

Low maintenance garden to the rear with a paved patio seating area, pebbled area, further paved patio seating area, fence to the boundaries, gated access to the front.

Brick Outbuilding
6'0" x 6'1" approx (1.84m x 1.86m approx)
With light and power, timber door and obscure UPVC double glazed light panel.

Brick Outside w.c.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over into Breaston. Maxwell Street can be found as a turning on the left hand side.
9185MH

Agents Notes
There are AI photos on this property.

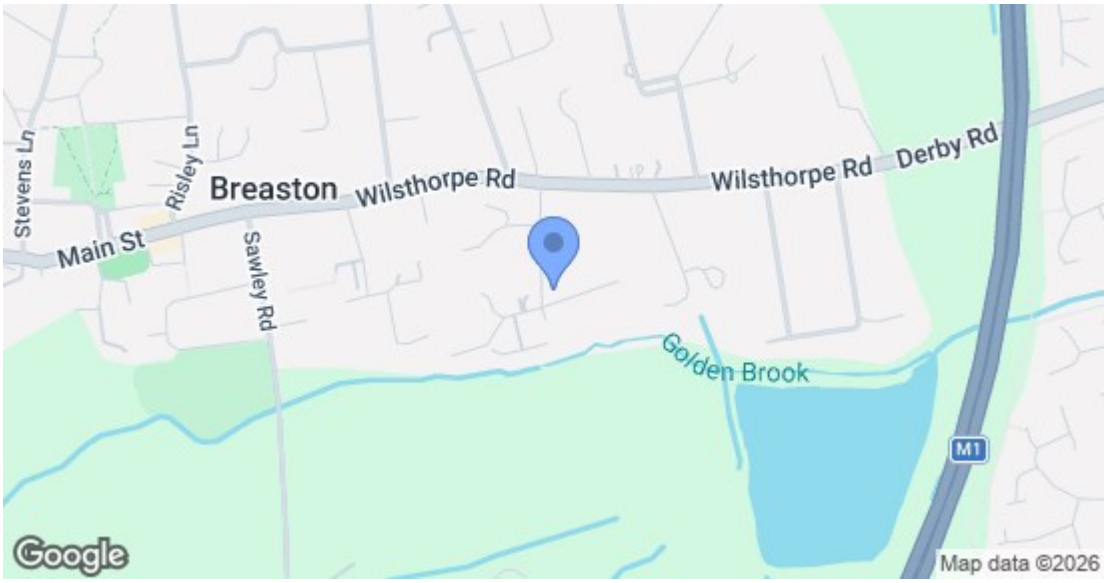
Council Tax
Erewash Borough Council Band B

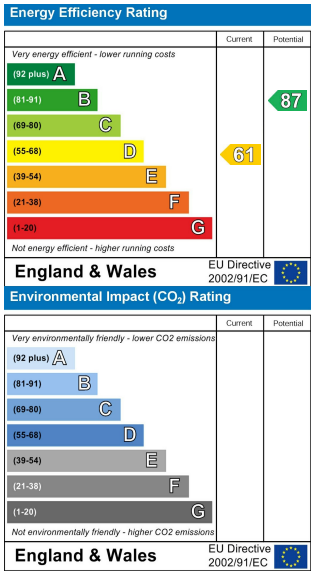
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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