Robert Ellis

look no further...

Calderdale Drive,
Long Eaton, Nottingham
NG10 3PN

Price Guide £169,950-174,950

Freehold

THIS WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY IS FOUND IN THIS POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are extremely pleased to bring to the market this recently renovated two double bedroom semi detached property. The property comes to the market with the benefit of no upward chain and would make an ideal first time buy, buy to let investment or a property for someone looking to downsize, contact the office to make your appointment to view today. Having been recently re-decorated with new carpets and floor coverings throughout, there is also a good size driveway to the front leading to the integral garage with light and power.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating from a Worcester Bosch combination boiler and double glazing. In brief the accommodation comprises of an entrance lobby, living room, dining kitchen and rear lobby. To the first floor there are the two double bedrooms and the bathroom. As previously mentioned there is a driveway to the front, garage and enclosed landscaped garden to the rear.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages which are within walking distance of the property, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include Long Eaton station which is only a few minutes walk from the property, East Midlands Airport, J25 of the M1 and there is the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Lobby
4'7 x 4'6 approx (1.40m x 1.37m approx)
UPVC double glazed door to the front, UPVC double glazed window to the front, wall mounted radiator, ceiling light point, linoleum flooring, glazed internal door to:

Living Room
17'4 x 12'11 approx (5.28m x 3.94m approx)
UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point, stirs to the first floor, feature fireplace incorporating wooden mantle with marble style hearth and surround and electric fire. Panelled door to:

Dining Kitchen
13' x 9'2 approx (3.96m x 2.79m approx)
With a range of matching wall and base units incorporating laminate work surface above, stainless steel sink with swan neck mixer tap over, built-in eye level double oven, UPVC double glazed window to the rear, wall mounted radiator, linoleum flooring, four ring stainless steel gas hob with extractor hood over, space and point for washing machine, Worcester Bosch gas central heating combination boiler, tiled splashbacks, space for dining table, archway through to:

Rear Lobby
5'3 x 4'7 approx (1.60m x 1.40m approx)
UPVC double glazed windows to the rear and side elevations, UPVC double glazed door to the garden, linoleum flooring, power and space for fridge freezer.

First Floor Landing
Loft access hatch, ceiling light point, wall mounted radiator and panelled doors to:

Bedroom 1
12'11 x 9'6 approx (3.94m x 2.90m approx)
UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point.

Bedroom 2
13'1 x 9'2 approx (3.99m x 2.79m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, wardrobe over the stairs.

Bathroom
7'9 x 4'7 approx (2.36m x 1.40m approx)
A white three piece suite comprising panelled bath with electric shower over, vanity wash hand basin, low flush w.c., tiled splashbacks, UPVC double glazed window to the side, wall mounted radiator and ceiling light point.

Outside
To the front of the property there is a driveway providing off the road parking, garden laid mainly to lawn, pathway to the front entrance and fencing to the boundary. Access to the garage. The rear garden is laid mainly to lawn with fencing to the boundaries, paved patio area, shrubs and trees to the borders.

Garage
24'1 x 7'6 approx (7.34m x 2.29m approx)
Up and over door to the front, light and power and rear access door.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the second mini island turn right into Dovedale Avenue, fourth right into Wharfedale Road and first right into Calderdale Drive where the property can be found on the left as identified by our for sale board.
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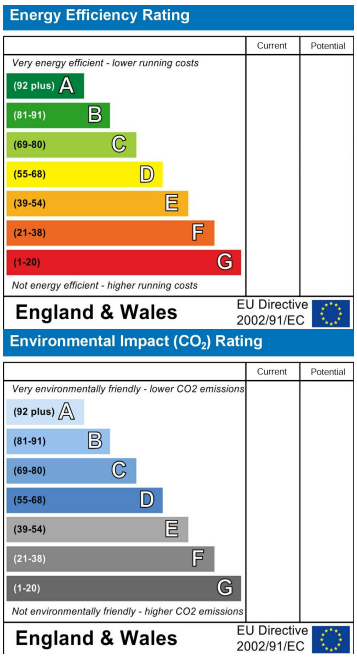

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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