Robert Ellis

look no further. . .

Friar Street,

Long Eaton, Nottingham

NG10 1BZ

£149,950 Freehold

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A TRADITIONAL TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED PROPERTY WHICH IS INITIALLY BEING SOLD WITH AN EXISTING TENANT IN-SITU.

Being located on Friar Street which is a quiet cul-de-sac close to the centre of Long Eaton, this traditional Victorian semi detached property provides a lovely home which could be used as an investment property as there is a tenant in-situ, or could be purchased with vacant possession and would make an ideal home for a first time buyer or someone downsizing and wanting a property which is conveniently located for all the facilities and amenities provided by the local 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 include in this traditional semi detached property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing and includes a lounge, separate dining/sitting room, kitchen which is fitted with wall and base units, a rear hallway and a most useful ground floor w.c. To the first floor the landing leads to the two double bedrooms and a large bathroom which includes a separate walk-in shower and a bath. Outside there is an easily managed garden at the front and a path runs down the right hand side of the house through a gate to the rear garden. At the rear of the property there is a patio area, a lawn, a shed at the bottom of the garden and the garden is kept private by having walls and fencing to the boundaries.

The property is within easy reach of the town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within minutes walking distance of the house, healthcare and sports facilities are within easy reach with the West Park Leisure Centre and adjoining playing fields all being a short walk away and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, 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.

UPVC panelled front door with an opaque double glazed panel above leading to:

Lounge/Sitting Room
12'7 x 11'2 approx (3.84m x 3.40m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Dining/Sitting Room
12'7 x 12'3 approx (3.84m x 3.73m approx)
Having a double glazed window to the rear, radiator, electric fire set in a Minton style surround, cornice to the wall and ceiling, dado rail to the walls, stairs with an opaque double glazed window at the bottom leading to the first floor and a cupboard under which houses the electric meter and consumer unit and a door with two inset glazed panels leading to:

Kitchen
12' x 7' approx (3.66m x 2.13m approx)
The kitchen is fitted with a stainless steel sink set in a work surface with space for an automatic washing machine, cupboards and drawer below, space for an upright cooker, work surface with space for a bin beneath, further work surface with cupboard, drawers and storage space under, range of matching eye level wall cupboards, tiling to the walls by the work surface areas, double glazed window to the side, wood panelled door leading out to the rear garden, radiator, beams to the ceiling and folding wooden doors to:

Rear Hall
Space for an upright fridge/freezer, opaque glazed window to the side and folding door with inset glazed panel leading to:

Ground Floor w.c.
Having a low flush w.c., a wall mounted boiler and opaque glazed window.

First Floor Landing
Dado rail to the walls, radiator and cornice to the wall and ceiling.

Bedroom 1
12'7 x 11'3 approx (3.84m x 3.43m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Bedroom 2
12'3 x 9'6 approx (3.73m x 2.90m approx)
Double glazed window to the rear, built-in cupboard and a radiator.

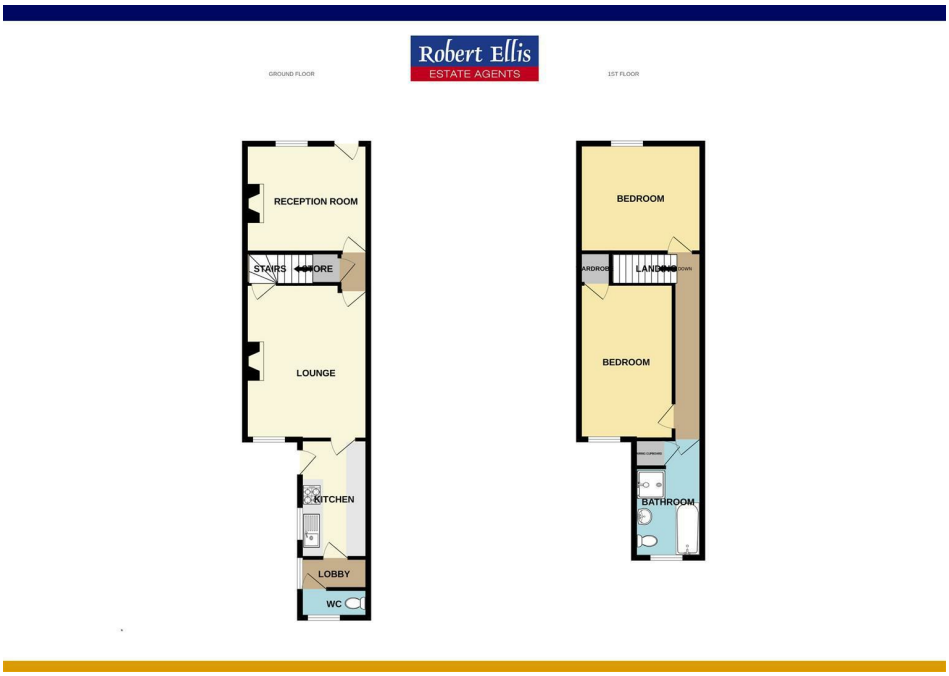
Bathroom
The large bathroom has a light coloured suite including a panelled bath with chrome hand rails and tiled splashback, low flush w.c., pedestal wash hand basin with tiled splashback and shelf and mirror to the wall above, separate shower with tiling to two walls and glazed sliding doors and protective screens, opaque double glazed window, radiator and copper lagged tank enclosed in an airing/storage cupboard.

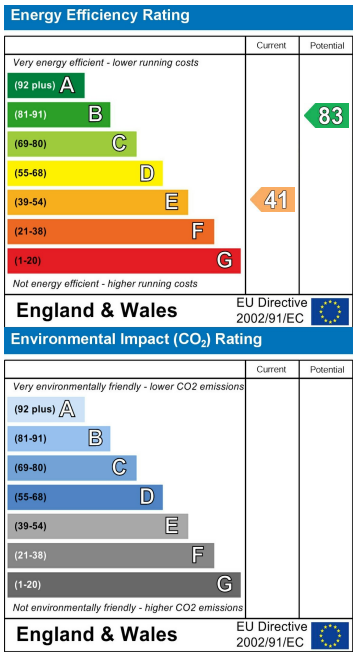
Outside
At the front of the property there is a paved and pebbled area and a path on the right hand side leads to a gate which provides access to the rear garden.

At the rear there is a slabbed patio leading onto a lawn with path leading to a shed at the bottom of the garden. There is a wall to the left and rear and fence to the right hand boundary and an outside tap is provided.

Directions
Proceed out of Long Eaton along Tamworth Road and continue past the Fire Station where Friar Street can be found as a turning on the left hand side and the property can be located on the left hand side.
7800AMMP

Council Tax
Erewash Borough Council Band A





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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