Robert Ellis

look no further...

24 Neale Street,
Long Eaton, Nottingham
NG10 1FF

£160,000 Freehold

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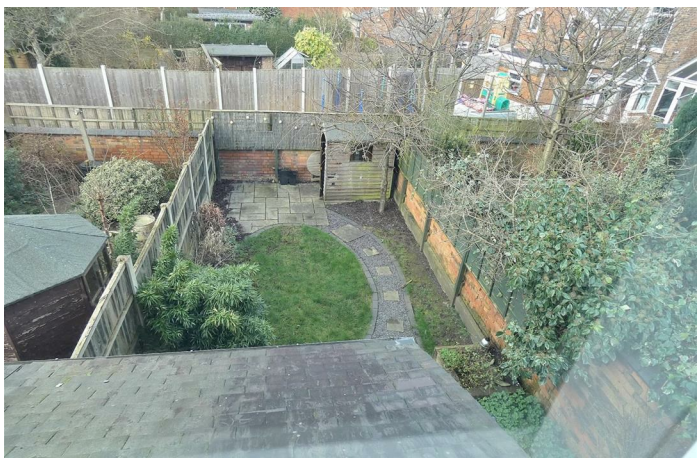
THIS IS A THREE BEDROOM TRADITIONAL SEMI DETACHED HOME WHICH IS BEING SOLD WITH THE BENEFIT OF VACANT POSSESSION AND NO UPWARD CHAIN.

Being situated on a quiet cul-de-sac which is only a few minutes walk away from the town centre, this two reception room and three bedroom Victorian semi detached property provides a lovely home for people searching for a character property on which for little cost they can stamp their own mark. For the full extent of the accommodation included and the privacy of the rear garden to be appreciated we strongly recommend that all interested parties do take a full inspection so they are able to see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitch tiled roof and the spacious accommodation included derives the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hall which has the original Minton tiled floor, lounge which is positioned at the front of the house, separate dining or sitting room, a well fitted breakfast kitchen which has white gloss units and integrated appliances. To the first floor the landing leads to three good sized bedrooms and a bathroom which has a relatively new three piece suite complete with a shower over bath position. Outside there is a walled garden to the front and a path running down the right hand side though a gate to the rear. At the rear of the property the landscaped garden which provides a number of lovely places to sit and enjoy outside living with there being a lawn and a patio at the bottom of the garden. There is a brick store at the rear of the house and a wooden shed which we believe will remain when the property is sold.

Being located on Neale Street the property is within a few minutes drive of the ASDA and Tesco superstores and other retail outlets found in Long Eaton town centre, there are health care and sports facilities, excellent local schools for all ages and transport links which 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 all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance
UPVC front door with feature ornate glazed inset panel and double glazed window to the side.

Reception Hall
Stairs with cupboard under leading to the first floor, radiator and Minton tiled flooring.

Lounge
12'0 x 12'0 (3.66m x 3.66m)
Double glazed window to the front with leaded top panels, feature open fireplace with Adam surround and cast iron inset with hearth, radiator and picture rails to walls.

Dining/Sitting Room
12'0 x 12'0 (3.66m x 3.66m)
Double glazed windows to the rear and side, oak stripped flooring, picture rails to the walls and radiator.

Breakfast Kitchen
15'0 x 8'0 (4.57m x 2.44m)
The kitchen is fitted with white gloss finished units and includes a stainless steel sink unit with mixer tap set in an 'L'shaped work surface with space and plumbing for an automatic washing machine, integrated dishwasher and cupboard beneath, corner upright pantry cupboard with carousel fittings, gas hob set in a second work surface with oven, drawers and cupboard beneath, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surfaced areas, two double glazed windows to the side and radiator.

First Floor Landing
Hatch to loft.

Bedroom One
12'0 x 12'0 (3.66m x 3.66m)
Double glazed window to the front, original feature fireplace and radiator.

Bedroom Two
15'0 x 8'0 (4.57m x 2.44m)
Double glazed windows to the side and rear, radiator and laminate flooring.

Bedroom Three
9'0 x 8'0 (2.74m x 2.44m)
Double glazed window to the rear, radiator and original feature fireplace.

Bathroom
The bathroom has a white suite including a panel bath with mixer tap and mains flow shower over with a protective screen, pedestal hand basin with mixer tap and low flush WC, chrome heated ladder towel radiator, double opaque glazed window and tiling to the walls by the bath and sink areas.

Outside
At the front of the property there is a walled garden and a path leading down the right hand side to the main entrance door and there is a gate which takes you to the rear. At the rear of the property the garden has been landscaped and has a lawn with a patio area and there is an outside brick building and shed which will be included in the sale.

Directions
Proceed out of Long Eaton along Main Street and at the Tappers Harker traffic island turn right onto Oakleys Road, first right onto Craig Street and then left onto Neale Street where the property can be found on the right as identified by our for sale board.
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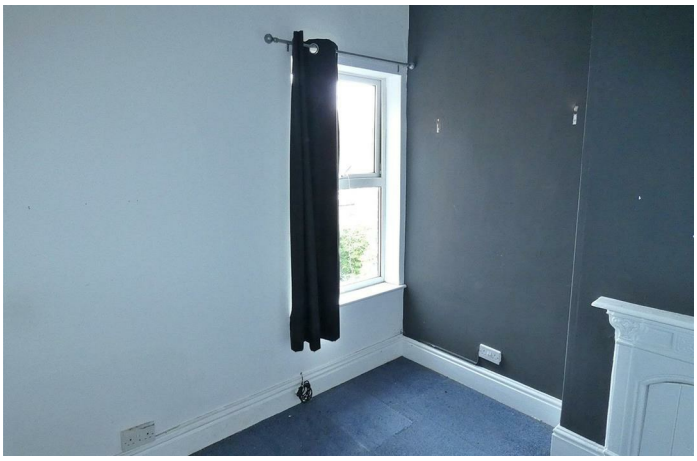
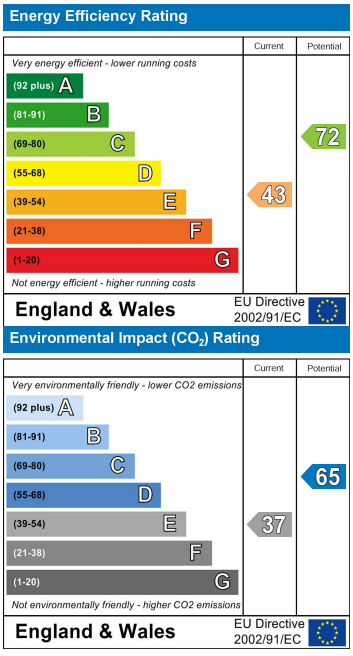
TO COMPLY WITH THE NEW GOVERNMENT RESTRICTIONS DUE TO COVID19 - FACE TO FACE VIEWINGS ARE CURRENTLY SUSPENDED. YOU CAN STILL SEND YOUR VIEWING REQUEST IN AS NORMAL AND WE'LL CONTACT YOU TO DISCUSS THE PROPERTY IN MORE DETAIL, AND BOOK IN YOUR VIEWING REQUEST TO TAKE PLACE WHEN POSSIBLE.





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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