



Park Street,  
Breaston, Derbyshire  
DE72 3AD

**£200,000 Freehold**





THIS IS A TRADITIONAL THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE WHICH IS NOW IN NEED OF A GENERAL UPGRADE PROGRAMME.

Being located on Park Street which is close to the heart of Breaston village, this traditional semi detached property is being sold with the benefit of NO UPWARD CHAIN, but now needs a general upgrade programme being carried out by a new owner. For the size and layout of the accommodation and potential of the property to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves. The property is well placed for easy access to the centre of Breaston village where there are a number of local shops, pubs and other amenities and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with the main gardens being positioned at the front of the house and is constructed of brick to the external elevations under a pitched tiled roof. Being entered through the front door the property does benefit from being double glazed, but does not have gas central heating and includes a reception hall with a ground floor w.c. off, lounge, separate dining room, kitchen which has wall and base units and from the kitchen there is a door leading into the utility area/rear hall which could be included into the kitchen as part of the upgrade programme. To the first floor the landing leads to the three bedrooms and the recently re-fitted shower room which has a corner shower, w.c. and hand basin. Outside there are the wide gardens at the front which has a hedge running along the front boundary, there is a driveway to provide off road parking, a wooden garage/storage shed with a potting shed behind and at the rear of the property there is a small, easily managed garden area.

The property is only a few minutes walk away from the centre of Breaston where there are several shops, there are three local pubs, a bistro restaurant and coffee eateries, schools for younger children are only a few minutes walk away with schools for older children being found in Long Eaton and at Sandiacre, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 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.



## Reception Hall

UPVC front door with inset opaque glazed panel, stairs leading to the first floor, double glazed window to the side and pine flooring.

## Ground Floor w.c.

Having a high flush w.c. and an opaque double glazed window to the side.

## Lounge

11'3 plus bay x 10'6 approx (3.43m plus bay x 3.20m approx)

Double glazed bay window to the front, three burner gas fire set in an Adam style surround with a tiled inset and hearth, fitted shelving and cupboards to either side of the chimney breast, cornice to the wall and ceiling and a sliding Georgian glazed door leading to:

## Dining Room

10'6 x 8'8 approx (3.20m x 2.64m approx)

Having a double glazed window to the rear, pine flooring, sliding door to the kitchen and cornice to the wall and ceiling.

## Kitchen

10'5 max x 7'5 approx (3.18m max x 2.26m approx)

The kitchen is fitted with a stainless steel sink having a mixer tap set in a work surface with cupboards and space for an automatic washing machine below, work surface with cupboards under, space for an upright gas cooker, further work surface with drawers under, eye level wall cupboards and shelving and a hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the side, original double eye level fitted wall cupboard, cornice to the wall and ceiling, pantry with a glazed block panel to the side, the electricity and gas meters are housed in the pantry and the door to the pantry has an inset leaded glazed panel and there is a Georgian glazed door from the kitchen leading to the utility room.

## Utility Room

7'6 x 5' approx (2.29m x 1.52m approx)

Double glazed window to the side, full height double glazed door leading out to the rear garden, work surface with space for an automatic washing machine/tumble dryer and drawers below, eye level wall cupboards, walls part tiled, cloaks hanging, tiled flooring and a sloping ceiling.

## First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side, fitted shelving to one wall and a hatch to the loft.

## Bedroom 1

10'6 x 11' approx (3.20m x 3.35m approx)

Double glazed window to the front, feature original fireplace, double fitted wardrobe and shelving to the side of the chimney breast and picture rail to the walls.

## Bedroom 2

10'6 x 8'8 approx (3.20m x 2.64m approx)

Double glazed window to the rear.

## Bedroom 3

7'5 x 5'7 approx (2.26m x 1.70m approx)

Double glazed window to the front.

## Shower Room

The newly fitted shower room has a Triton electric shower with tiling to two walls and curved glazed doors and protective screens, low flush w.c. and pedestal wash hand basin with a tiled splashback and a double mirror fronted cupboard above, opaque double glazed window, recessed lighting to the ceiling and wall mounted fan heater.

## Outside

The main gardens are situated at the front of the property and these have paved areas and paths and established planted borders with there being a hedge running along the front boundary which has an archway and gate leading out to the pavement and there is a fence to the right hand side. To the left of the property there is a driveway which provides off road parking and this leads to a wooden garage/store building and next to the garage there is a gate leading through to the rear garden.

The rear garden has a concrete area with a central pond and borders to the sides and is kept private by having fencing to the two side boundaries.

## Garage

11' x 9' approx (3.35m x 2.74m approx)

The garage/storage building is positioned to the left hand side of the property and is constructed of wood with a pitched roof and double doors to the front and behind the garage there is a potting shed.

## Directions

Proceed out of Long Eaton along Derby Road continuing over the traffic island and the bridge into Breaston, taking the fifth turning on the right hand side into Belmont Avenue. Turn right into Grosvenor Avenue and left into Park Street.

8493AMMP

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – None

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 66mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR

Robert Ellis

ESTATE AGENTS

1ST FLOOR

Small disclaimer text at the bottom of the floor plans.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.