Robert Ellis

look no further...

Co-Operative Street,
Long Eaton, Nottingham
NG10 1FP

Price Guide £170-180,000

Freehold

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A TRADITIONAL AND WELL PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME WITH LOFT ROOM, TWO RECEPTION ROOMS AND NO UPWARD CHAIN

Situated in the heart of Long Eaton, this well presented traditional two-bedroom semi-detached property offers spacious and versatile accommodation, ideal for first time buyers or those looking for a ready-to-move-into home. The property benefits from two reception rooms, providing flexible living and dining space, along with a spacious, fully fitted kitchen which leads through to a useful lean-to/garden room, creating additional living or storage space with access to the rear. To the first floor, there are two generous double bedrooms and a well-appointed four-piece family bathroom incorporating both a bath and separate shower. A further door and staircase lead to the loft room, offering a versatile area ideal for use as a home office, hobby room or occasional guest space. Externally, the property enjoys an enclosed, low maintenance rear garden, perfect for relaxing or entertaining. Offered to the market with no upward chain, this is a fantastic opportunity to acquire a charming home in a popular and convenient location.

The property is positioned with easy access to Asda, Tesco, Aldi and Lidl stores along with numerous other retail outlets found in Long Eaton, there are schools for all ages, healthcare and sports facilities and excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

Lounge
11'5" x 11'1" approx (3.5m x 3.4m approx)
UPVC front door and UPVC double glazed window to the front, double radiator, carpeted flooring, ceiling rose, cornice, grey fireplace and surround, TV and internet point, two wall lights, built-in cupboard, dado rail and door to:

Inner Lobby
Stairs to the first floor and door to:

Dining Room
13'1" x 11'9" approx (4m x 3.6m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, beams to the ceiling, ceiling light, understairs storage cupboard housing the meters and brick built fireplace with TV stand and shelving.

Kitchen
6'2" x 14'9" approx (1.9m x 4.5m approx)
UPVC double glazed window to the side, UPVC double glazed French doors to the garden room, carpeted flooring, two ceiling lights, radiator, beams to the ceiling, range of cream Shaker style wall, drawer and base units with black laminate work surface and splashback, four ring gas hob, Bosch oven and space for a washing machine, slim-line dishwasher, inset stainless steel sink and drainer with mixer tap, space for a tall free standing fridge freezer.

Garden Room/Lean-to
7'6" x 4'11" approx (2.3m x 1.5m approx)
A wooden and corrugated space has carpeted flooring, power and a wall light.

First Floor Landing
Carpeted flooring, three ceiling lights and access to the loft, radiator and doors to:

Bedroom 1
11'9" x 10'9" approx (3.6m x 3.3m approx)
UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light, cornice, original cast iron painted fireplace, built-in overbed storage and shelving with wardrobes to two walls and built-in chest of drawers.

Bedroom 2
9'6" x 8'6" approx (2.9m x 2.6m approx)
UPVC double glazed window to the rear, double radiator, ceiling light and carpeted flooring.

Bathroom
6'5" x 9'6" approx (1.96m x 2.9m approx)
Obscure UPVC double glazed window to the rear, chrome towel radiator, recessed ceiling spotlights, cream tiled floor and walls, low flush w.c., corner bath with a seat, vanity wash hand basin with storage shelves below, enclosed corner shower unit with rainwater shower head and hand held shower.

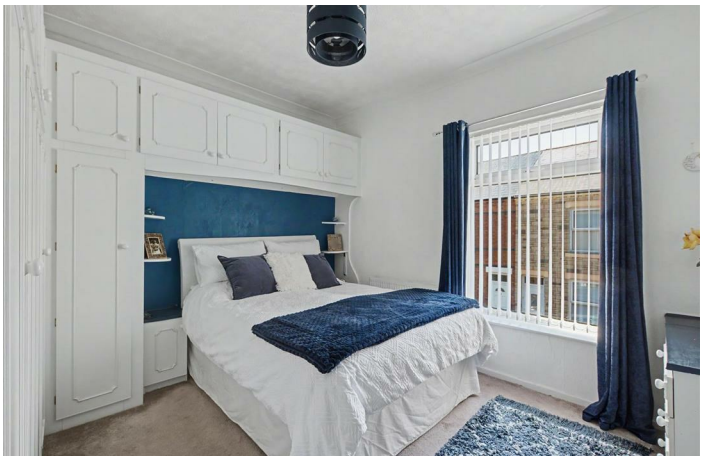
Loft Room
17'5 x 15'7 approx (5.31m x 4.75m approx)
The loft room has been fully boarded, lighting and power and velux window, with storage cupboards to the eaves.

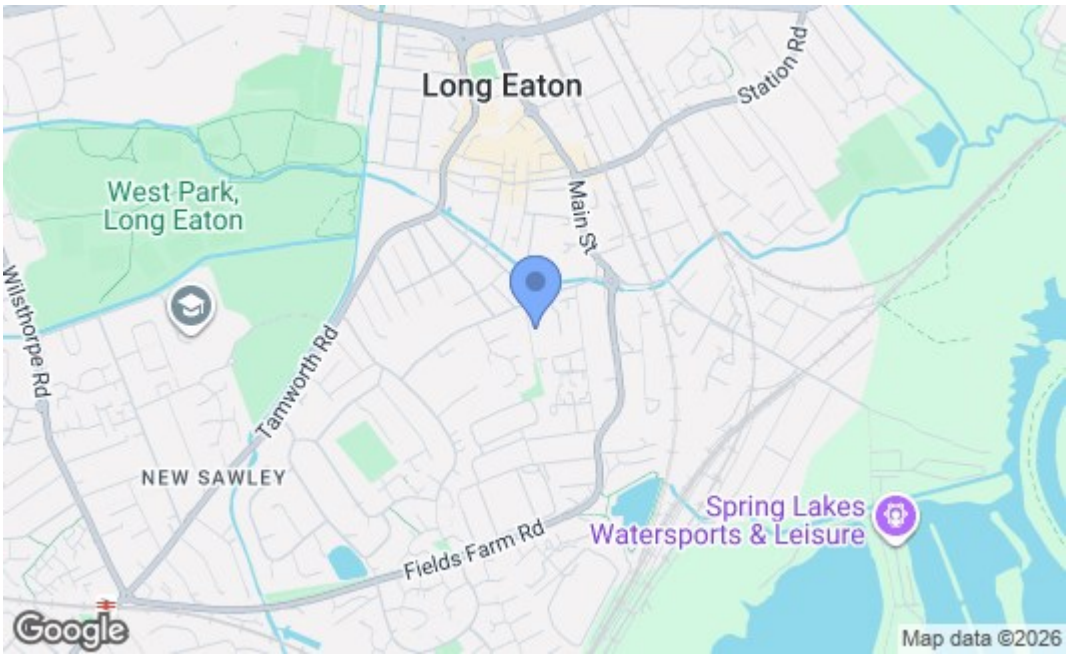
Outside
Enclosed, low maintenance rear garden with two storage sheds, outhouses with power and lighting, artificial lawn, planted beds and fencing to the borders. Access to the front via the left hand side.

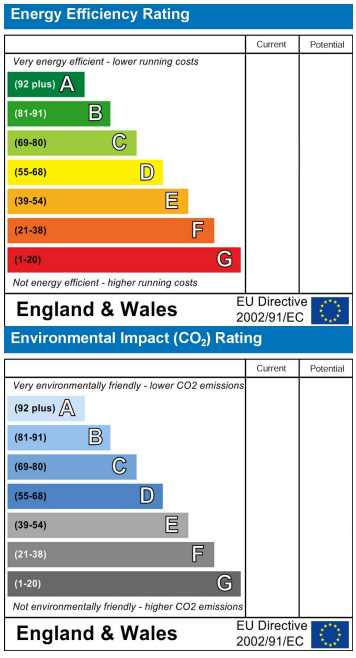
Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island turn right into Oakleys Road, turn second left into Co-Operative Street and the property can be found on the right.
9273JG

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1800mbps
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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