



Cranmer Street,  
Long Eaton, Nottingham  
NG10 1NJ

**Price Guide £165-170,000**  
**Freehold**



A WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY.

Robert Ellis are delighted to bring to the market a property which suits a whole range of buyers, from first time buyers, the investor or someone looking to downsize. The property is found close to Long Eaton town centre and is within walking distance of all the local amenities and facilities including shops, schools and transport links. The property is ready to move into and has had a re-fitted kitchen. being well maintained by the current owners, an internal viewing comes highly recommended.

The property derives the benefit of modern conveniences such as gas central heating with the majority of the radiators having been replaced and double glazing and briefly comprises entrance hall, lounge, dining room, re-fitted kitchen and utility room. To the first floor there are two double bedrooms and shower room. Outside the property has off street parking for a small car and a privately enclosed rear garden.

Situated within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

UPVC double glazed front entrance door, stairs to the first floor and door to:

### Lounge

12'5 x 11'10 approx (3.78m x 3.61m approx)

UPVC double glazed window to the front, dado rail, coving to the ceiling, gas fire with 'Adam' style surround, radiator and TV point. and coving to ceiling.

### Dining Room

12'6 x 12' approx (3.81m x 3.66m approx)

UPVC double glazed window to the rear, radiator, coving to the ceiling, door to understairs storage cupboard, TV point, fireplace with 'Adam' style surround and open to:

### Kitchen

7'11 x 7'4 approx (2.41m x 2.24m approx)

Wall, base and drawer units with roll edged work surface over, inset sink and drainer with mixer tap, integrated oven, gas hob and extractor hood over, integrated fridge and dishwasher, integrated washing machine, UPVC double glazed window to the side, recessed lighting and UPVC double glazed rear exit door.

### Utility Room

Work surface, plumbing and power sockets, recessed lighting, and UPVC double glazed window and door to the rear.

### First Floor Landing

Doors to:

### Bedroom 1

12'6 x 11'4 approx (3.81m x 3.45m approx)

UPVC double glazed window to the front, radiator, door to overstairs storage cupboard.

### Bedroom 2

12'6 x 9'4 approx (3.81m x 2.84m approx)

UPVC double glazed window to the rear, radiator.

### Shower Room

Walk-in shower cubicle with glass screen and shower from the mains with a newly fitted waterfall shower head and a hand held shower head, low flush w.c., pedestal wash hand

basin, chrome heated towel rail, fully tiled walls and splashbacks, tiled floor, recessed lighting, door to storage cupboard housing gas central heating boiler and UPVC double glazed window to the rear.

### Outside

To the side of the property there is off the road parking for a small car and double gates to the rear garden. The rear garden has hard standing leading to a decked area with a pergola ideal as a seating area. There is a path leading to the lawn which is surrounded by borders full of flowers. At the bottom of the garden there is a garden shed. The garden is all privately enclosed with a brick wall boundary. Outside tap.

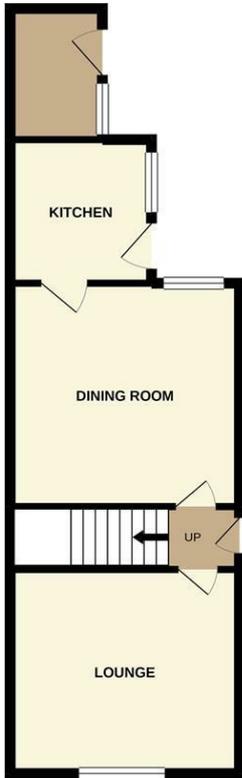
### Directions

Proceed out of Long Eaton along Derby Road turning right into Cranmer Street. The property can then be found on the left as identified by our 'for sale' board.

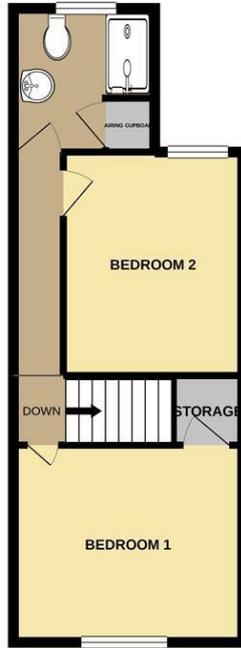
6243EC



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan content here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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