Robert Ellis

look no further. . .







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

£180,000 Freehold

0115 946 1818

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A TWO BEDROOM END PROPERTY OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION, FOUND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Robert Ellis are pleased to offer to the market, this extremely well presented end terraced home that is ideal for the first time buyer or buy to let investor. There are factors about this property that makes it a 'must view' for any potential purchaser. This includes great presentation throughout, ground floor w.c., four-piece first floor bathroom and without doubt, the rear garden which has been beautifully modified by the current owners with a patio path, decking, canopy, lawned area and a shed in addition to the garden being wider than your average. The location of this property can also be seen as ideal to most. The property is positioned in a spot that provides great access to town, local shops and amenities as well as the train station.

The property benefits from double glazing and gas central heating and internal accommodation briefly compromises of an entrance hall providing access to the first floor as well as two reception rooms. There is a modern kitchen which gives access to a utility area and ground floor w.c.. To the first floor there are two double bedrooms and a four-piece bathroom.

The property is well placed for easy access to all the local amenities and facilities provided by Long Eaton which include the Asda, Tesco, Aldi and Lidl stores 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 both Nottingham and Derby.





Entrance Hall
Double glazed side entrance door, stairs to the first floor and doors to:

Lounge/Sitting Room
12'4 x 11'7 approx (3.76m x 3.53m approx)
Double glazed window to the front, coving to the ceiling, cupboards to either side of the chimney breast, laminate flooring and a radiator.

Dining Room
13' x 12'4 approx (3.96m x 3.76m approx)
Double glazed door to the rear, wooden flooring, radiator and storage cupboard.

Kitchen
9'6 x 6'11 approx (2.90m x 2.11m approx)
Double glazed window to the side, matching wall and base units with work surfaces over, part tiled walls, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob with extractor over, opening to:

Utility
4'6 x 4'6 approx (1.37m x 1.37m approx)
Plumbing for a washing machine and dryer, chrome heated towel rail. Door to:

Ground Floor w.c.
Double glazed window to the side, low flush w.c., chrome heated towel rail.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
12'4 x 11'7 approx (3.76m x 3.53m approx)
Double glazed window to the front, radiator and built-in wardrobes.

Bedroom 2
9'10 x 7'10 approx (3.00m x 2.39m approx)
Double glazed window to the rear and a radiator.

Bathroom
Double glazed window to the rear, low flush w.c., panelled bath, single shower cubicle with a wall mounted shower, part tiled walls, extractor fan and pedestal wash hand basin.

Outside
The rear garden has fencing to the boundaries, brick wall to the boundary, slabbed patio, decked area, lawned garden and a wooden shed.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island with the Tappers Harker pub take the fourth exit into Oakleys Road and Co-operative Street can be found as the second turning on the left.
8303AMCO

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 1000mbps
Phone Signal – 02, EE, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





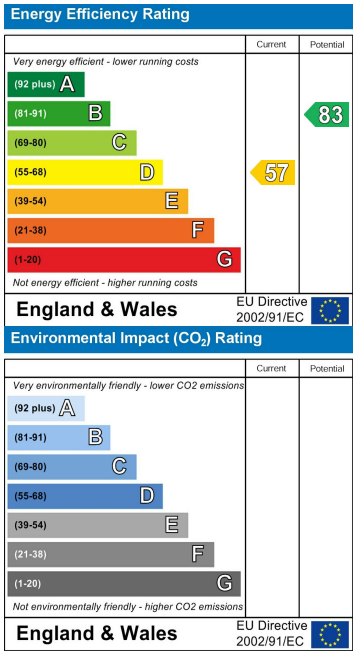












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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