Robert Ellis

look no further...

Stafford Street,
Long Eaton, Nottingham
NG10 2EA

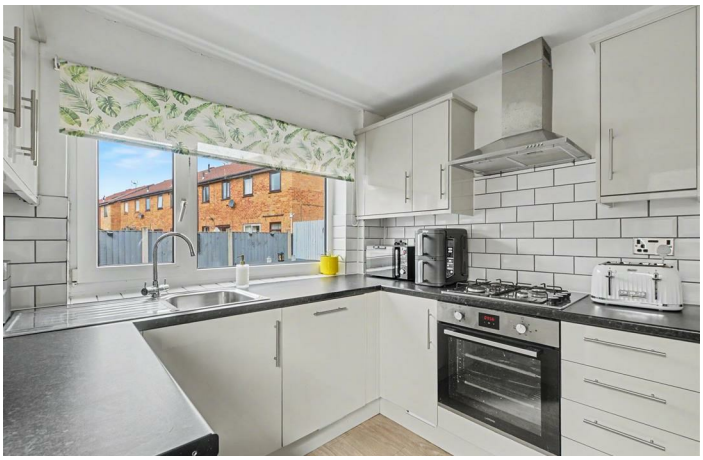
£250,000 Freehold

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME SITUATED ON STAFFORD STREET, WITH OFF ROAD PARKING AND A GARAGE.

Robert Ellis are pleased to bring to the market this attractive semi detached property which offers spacious and practical accommodation throughout, making it ideal for a range of buyers. The property benefits from a generous lounge diner, creating a bright and versatile living space ideal for both relaxing and entertaining.

To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property enjoys off road parking, a garage, and a low maintenance rear garden, providing an ideal outdoor space with minimal upkeep required.

The property is situated within easy reach of the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for younger children within walking distance of the house with schools for older children also being within easy reach, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall
Double glazed door to the front, stairs to the first floor, radiator, laminate flooring and doors to:

Lounge/Diner
24'8 x 10'10 approx (7.52m x 3.30m approx)
Double glazed window to the front, radiator, LVT flooring, electric fire, hearth and mantle, double glazed patio doors to the rear.

Kitchen
7'11 x 10'1 approx (2.41m x 3.07m approx)
Double glazed window to the rear, panel and double glazed door to the side, radiator, LVT flooring, wall and base units with work surfaces over, integrated oven, four ring induction hob and extractor over, inset stainless steel sink and drainer, includes integrated combined washer dryer and integrated dishwasher, part tiled walls, space for a fridge freezer.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
10'6 x 12'10 approx (3.20m x 3.91m approx)
Double glazed window to the front, radiator.

Bedroom 2
10'10 x 9'4 approx (3.30m x 2.84m approx)
Double glazed window to the rear, radiator.

Bedroom 3
7'3 x 7'1 approx (2.21m x 2.16m approx)
Double glazed window to the rear, radiator.

Bathroom
Obscure double glazed window to the front, panelled bath, vanity wash hand basin, low flush w.c., vertical radiator and extractor fan.

Outside
Pebbled garden to the front with a wall and fencing to the boundaries, driveway providing off road parking.

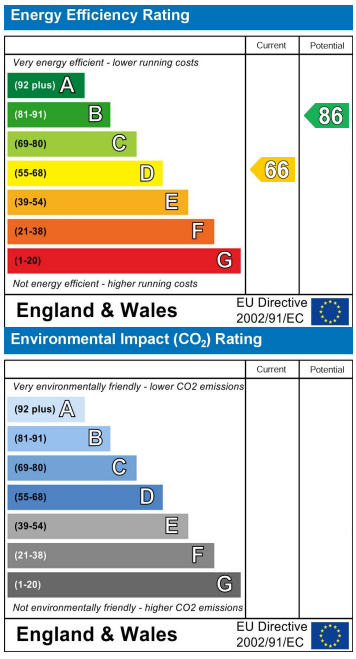
There is a low maintenance decked garden to the rear, side entrance to the garage and enclosed with fencing to the boundaries.

Garage
Single detached garage with up and over door to the front, window and door to the side.

Directions
Proceed out of Long Eaton along Nottingham Road and turn right into Grange Road. At the 'T' junction turn right into Station Road and Stafford Street can be found as a turning on the left hand side.
9331CO

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKy, Virgin
Broadband Speed - Standard 25mbps Superfast 1mbps 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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