Robert Ellis

look no further...

57 Cranmer Street,
Long Eaton, Nottingham
NG10 1NJ

Price Guide £145-150,000

Freehold

A TWO/THREE BEDROOM SEMI DETACHED PROPERTY WHICH HAS THE BENEFIT OF OFF THE ROAD PARKING FOR AT LEAST TWO VEHICLES.

Being situated close to the heart of Long Eaton, this two/three bedroom semi detached property has been well maintained by the current owner and is now being offered for sale with the benefit of no upward chain. This property would suit a whole range of buyers, from first time buyers, investor or someone looking to downsize. The property is found close to Long Eaton town centre and is within walking distance of all local amenities and facilities including shops, schools and transport links. The property is ready to move into and an internal viewing comes highly recommended.

The property is constructed of brick to the external elevations under a tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the accommodation comprises a lounge, dining room, kitchen and ground floor w.c. To the first floor there are the two double bedrooms and there is another room between the landing and bathroom which can have several different uses such as a dressing room, nursery, office/study or something similar. Outside there is the car standing to the right hand side of the house which leads to the lovely, low maintenance and private rear garden.

The property is only a few minutes walk from the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton Station and the A52 and other main roads all of which provide good access to both Nottingham and Derby.

Lounge
13' x 12'7 approx (3.96m x 3.84m approx)
UPVC double glazed window and composite front entrance door, radiator, TV point, coving to the ceiling, recessed lighting, electric floating fire and door to:

Inner Lobby
With door to understairs storage.

Dining Room
13'2 x 13'1 approx (4.01m x 3.99m approx)
Remote control electric floating fire, UPVC double glazed window to the rear, coving to the ceiling, recessed lighting, TV point, radiator, door to stairs and door to:

Kitchen
14'3 x 7'11 approx (4.34m x 2.41m approx)
With wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer unit with mixer tap, tiled walls and splashbacks, gas cooker point, plumbing for automatic washing machine, appliance space, gas central heating boiler (4 years old), UPVC double glazed window to the side, rear exit door, coving to the ceiling, recessed lighting, breakfast bar, radiator and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin with vanity cupboard under, chrome heated towel rail and UPVC double glazed window to the rear.

First Floor Landing
Access to the loft with pull down ladder, partially boarded and with light, doors to:

Bedroom 1
13'2 x 12'3 approx (4.01m x 3.73m approx)
UPVC double glazed window to the front and radiator.

Bedroom 2
13'3 x 9'10 approx (4.04m x 3.00m approx)
UPVC double glazed window to the rear and radiator.

Dressing Room/Study
9'2 x 7'10 approx (2.79m x 2.39m approx)
UPVC double glazed window to the side, recessed lighting and radiator.

Bathroom
A white three piece suite comprising of a 'P' shaped bath with shower from the mains, pedestal wash hand basin, low flush w.c., chrome heated towel rail, UPVC double glazed window to the rear, tiled walls and splashbacks, recessed lighting.

Outside
To the right hand side of the property there is car standing for up to two vehicles and is privately enclosed with a secure gate to the rear garden. At the rear there is an astroturf lawn leading to steps up to a pebbled seating area which provides a lovely place to sit and enjoy outside living. There is an outside tap and garden shed, the garden is privately enclosed with fenced and walled boundaries.

Directions
Proceed out Long Eaton along Derby Road taking the right hand turning into Cranmer Street. The property can be found on the left hand side.
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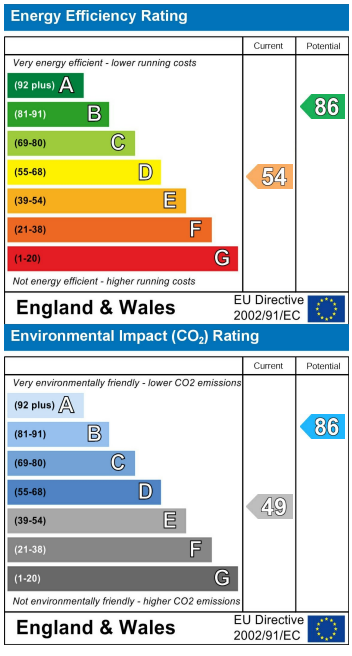

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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