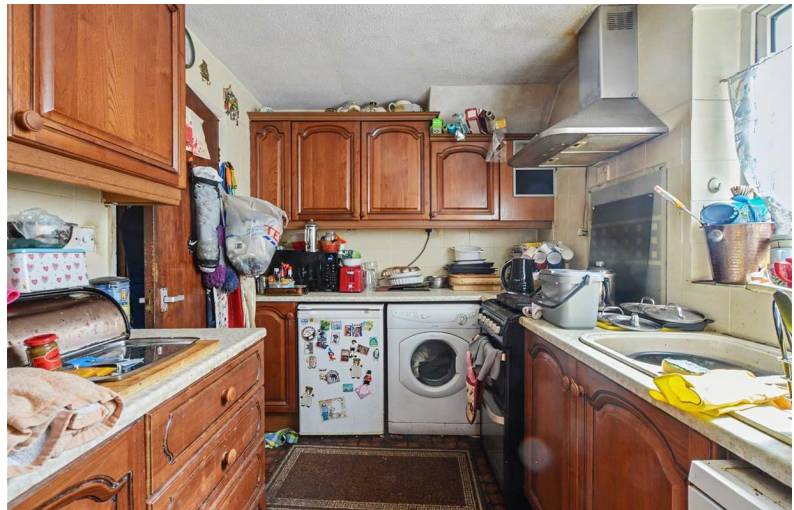
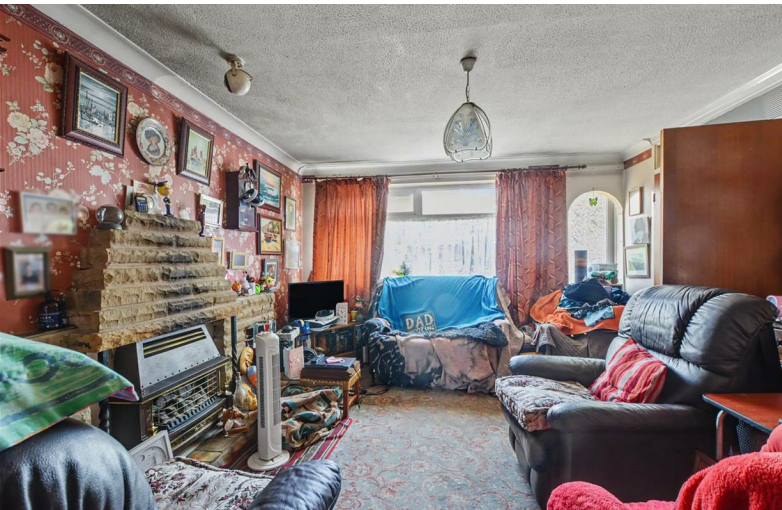




Calderdale Drive,
Long Eaton, Nottingham
NG10 3PN

£220,000 Freehold



A PROPERTY THAT HAS GREAT POTENTIAL WITH THE OPPORTUNITY TO CREATE YOUR DREAM HOME.

This extended semi detached house will appeal to a variety of buyers including first time buyers and upsizers.

The entrance door opens into the hall with stairs rising to the first floor and door leading to the living room. The living room has windows to the front and archway leading to the dining room and door to the kitchen. There is a rear lobby with door access to the front and rear garden as well as access to the cloakroom and the ground floor bedroom.

The first floor landing provides access to the three bedrooms and shower room. There is an enclosed garden to the rear and driveway to the front providing off road parking.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. There are excellent schools for all ages within walking distance of the house, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hallway

UPVC door with a half moon obscure light panel, radiator, stairs to the first floor and door to:

Living Room

13'6" x 12'0" approx (4.12m x 3.68m approx)

UPVC double glazed window to the front, obscure light panel to the side, coving, radiator, understairs storage cupboard, gas fire (not tested) with stone surround, double doors to:

Dining Room

10'2" x 8'2" approx (3.12m x 2.51m approx)

UPVC double glazed window to the rear, coving, radiator, door to:

Kitchen

10'11" x 7'2" approx (3.35m x 2.19m approx)

Obscure UPVC double glazed window to the side, wall, base and drawer units with laminate work surface over, tiled splashback, composite 1½ bowl sink and drainer with mixer tap, space for an under-counter fridge or freezer, plumbing and space for a washing machine and dishwasher, space for a gas cooker with glass splashback and stainless steel extractor above, tiled floor, glazed door to:

Rear Lobby

UPVC glazed door to the front, window to the side, UPVC panel and double glazed door to the rear, plumbing and space for a washing machine, loft void, door to:

Bedroom

17'11" x 9'5" approx (5.47m x 2.89m approx)

UPVC double glazed window to the side, wall mounted electric heater, wood effect vinyl flooring.

Cloaks/w.c.

Having a low flush w.c., wall mounted extractor fan, light.

First Floor Landing

Obscure UPVC double glazed window to the side, loft access hatch and doors to:

Bedroom 1

8'5" x 13'4" approx (2.59m x 4.07m approx)

UPVC double glazed window to the front, radiator, storage cupboards with shelving and hanging rail.

Bedroom 2

9'1" x 9'1" approx (2.79m x 2.79m approx)

UPVC double glazed window to the rear, radiator, storage cupboard housing the boiler and a radiator.

Bedroom 3

10'3" max x 6'8" max (3.14m max x 2.04m max)

UPVC double glazed window to the front, storage cupboard over the stairs, radiator.

Shower Room

6'1" x 6'1" approx (1.87m x 1.87m approx)

Obscure UPVC double glazed window to the rear, shower cubicle with aqua board splashbacks, Mira Jump electric shower and glass screen, pedestal wash hand basin, low flush w.c., tiled walls, radiator.

Outside

To the front of the property there is a lawned garden with hedgerow to the boundary, concrete hardstanding providing off road parking.

To the rear there is a paved seating area, summerhouse and two timber storage sheds, wooden fence to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right into Dovedale Avenue, fourth right into Wharfedale Road and then first right into Calderdale Drive.

9505MH

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 4mbps Superfast

67mbps Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

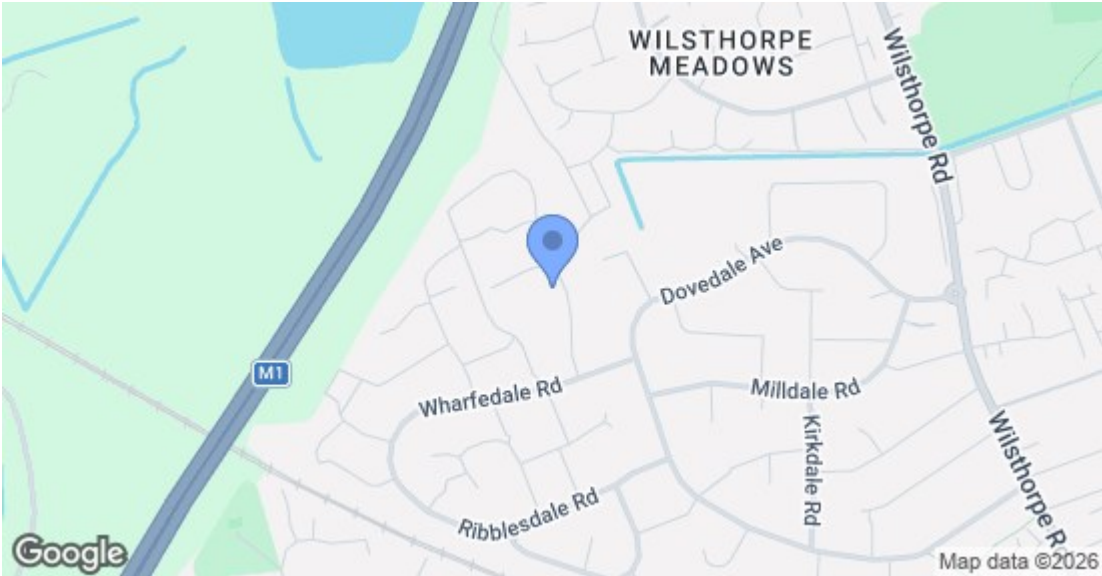
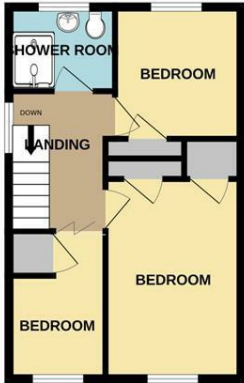
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.