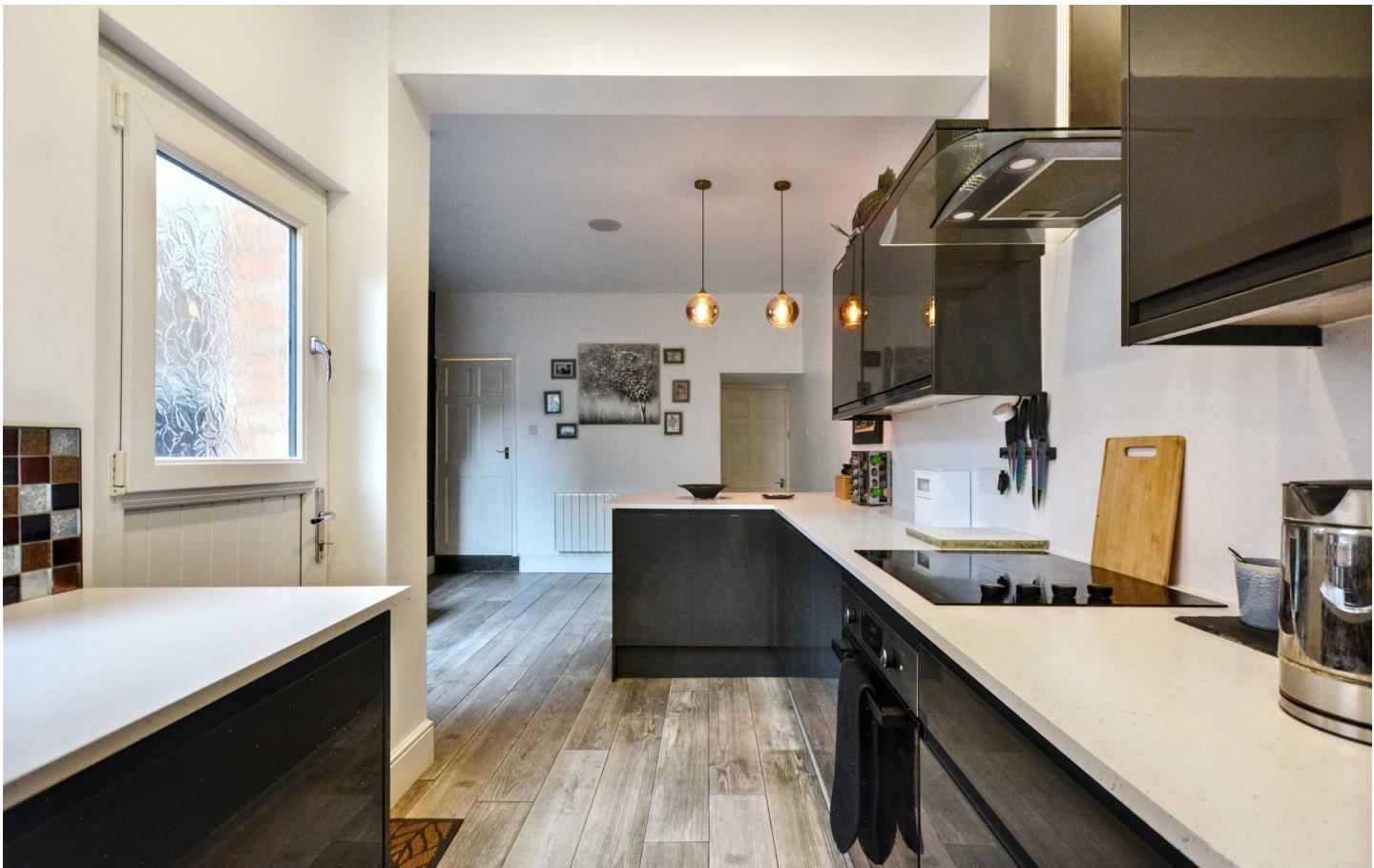




Stanhope Street,  
Long Eaton, Nottingham  
NG10 4QN

**£170,000 Freehold**



A TWO BEDROOM TERRACED HOME WITH A LOFT ROOM AND MODERN OPEN PLAN LIVING, IDEALLY POSITIONED CLOSE TO THE TOWN CENTRE AND LOCAL AMENITIES.

Robert Ellis are pleased to bring to the market this well-presented terraced property offering deceptively spacious accommodation arranged over multiple levels. The home benefits from a modern open plan kitchen diner fitted with integrated appliances, creating an excellent space for everyday living and entertaining. There are two bedrooms, along with the additional advantage of a loft room, providing flexible space suitable for a home office or storage.

Situated in a highly convenient location, the property is within easy reach of local shops, bus routes and the town centre, making it ideal for first-time buyers, professionals or investors. Early viewing is recommended to fully appreciate the space and location on offer.

Found within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, excellent schools for all ages, health care and sports facilities and the transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



## Lounge

11'11" x 11'2" approx (3.65m x 3.42m approx)  
Double glazed door and window to the front, radiator, coving, electric storage heater and door to:

## Inner Hall

Door to:

## Dining Room

11'11" x 11'9" approx (3.63m x 3.58m approx)  
Tiled flooring, electric heater, door leading to the stairs to the first floor, double glazed window to the rear, understairs storage cupboard. Open to:

## Kitchen

6'7" x 11'6" approx (2.01m x 3.51m approx)  
Range of wall, base and drawer units with work surfaces over, breakfast bar, inset sink and drainer with pre-wash mixer tap, integrated electric oven, four ring induction hob and extractor over, integrated fridge freezer and dishwasher, double glazed barn door to the rear garden.

## First Floor Landing

Access hatch to the loft and doors to:

## Bedroom 1

11'11" x 11'2" approx (3.65m x 3.42m approx)  
Double glazed window to the front and a radiator.

## Bedroom 2

6'3" x 10'3" approx (1.92m x 3.13m approx)  
Double glazed window to the rear, radiator, storage cupboard. Stairs to the attic.

## Bathroom

Double glazed window to the rear, vinyl flooring, fully tiled walls, panelled bath with shower over, low flush w.c., pedestal wash hand basin, cupboard housing the boiler.

## Attic Room

11'11" x 16'7" approx (3.65m x 5.06m approx)  
Two Velux windows to the rear.

## Outside

Low maintenance rear garden, block paved with rear access and brick wall.



## Directions

Proceed out of Long Eaton along Derby Road continuing over the canal bridge. Take the second left turning into Stanhope Street where the property can be found on the right hand side.  
9043MP

## Council Tax

Erewash Borough Council Band A

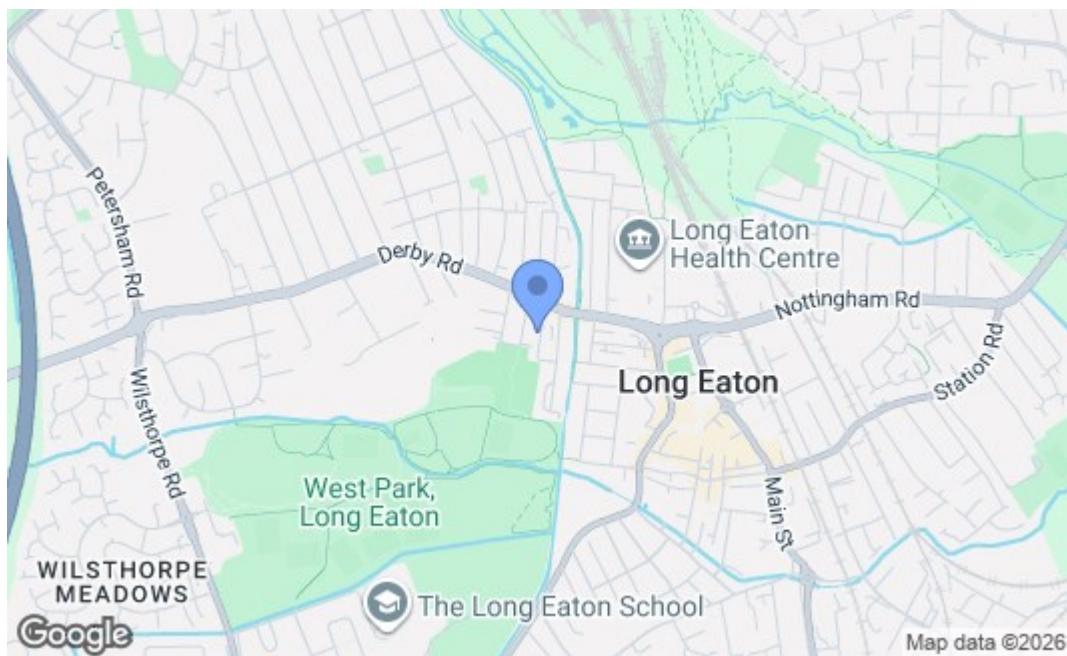
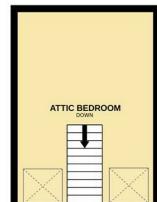
## Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Electric  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 18mbps Superfast 80mbps  
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





Robert Ellis  
ESTATE AGENTS



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.