

Robert Ellis

look no further...



23 Salisbury Street,
Long Eaton, Nottingham
NG10 1BA

Price Guide £120-124,950
Freehold

0115 946 1818



/robertellisestateagent



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A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE SITUATED IN THE HEART OF LONG EATON.

Robert Ellis are delighted to bring to the market a property which is ideal for the first time buyer or investor. Deriving the benefit of gas central heating and double glazing and offering spacious living accommodation, an early internal viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and briefly comprises a lounge with bay window, separate dining room and kitchen with the benefit of integrated cooking appliances and fridge freezer, there is also space for a dishwasher as the vendors have cleverly used the space in the bathroom for the plumbing for the washing machine and tumble dryer. To the first floor there are two double bedrooms and family bathroom. Outside to the rear there is a low maintenance garden which could be used for parking, having double gates for an entry, accessed from Northcote Street.

The property is situated within walking distance of Long Eaton town centre and the Asda and Tesco superstores and other retail outlets found on the high street. Transport links include Long Eaton train station, East Midlands Airport, J25 of the M1 and the A52 providing direct access to Nottingham and Derby alike. Contact the office to arrange a viewing today.



Lounge

11'4" into bay x 11'5" approx (4.27m into bay x 3.48m approx)

UPVC double glazed bay window to the front, gas fire with 'Adam' style surround, laminate flooring, coving to the ceiling, radiator, TV point and door to:

Dining Room

11'5" x 11'4" approx (3.48m x 3.45m approx)

Door to understairs storage cupboard, gas fire with 'Adam' style surround, laminate flooring, radiator, coving to the ceiling, UPVC double glazed window to the rear and door to:

Kitchen

10'9" x 6'11" approx (3.28m x 2.11m approx)

Wall, base and drawer units with roll edged work surfaces, stainless steel sink and drainer, tiled walls and splashbacks, integrated oven and gas hob, integrated fridge freezer, gas central heating boiler, plumbing for dishwasher, UPVC double glazed window and rear exit door to the side.

First Floor Landing

Access to the loft and doors to:

Bedroom 1

11'5" x 11'4" approx (3.48m x 3.45m approx)

UPVC double glazed window to the front and radiator.

Bedroom 2

11'5" x 8'5" approx (3.48m x 2.57m approx)

UPVC double glazed window to the rear, radiator.

Bathroom

A white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., radiator, tiled floor, storage cupboard housing plumbing for automatic washing machine and vent for tumble dryer, tiled floor and UPVC double glazed window to the rear.

Outside

To the rear of the property there is a low maintenance rear garden which has double gates giving access from Northcote Street offering the possibility of a driveway.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic lights turn left into Salisbury Street where the development can be found on the right as identified by our 'for sale' board.

5429AMEC

Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.

TO COMPLY WITH THE NEW GOVERNMENT RESTRICTIONS DUE TO COVID19 - FACE TO FACE VIEWINGS ARE CURRENTLY SUSPENDED. YOU CAN STILL SEND YOUR VIEWING REQUEST IN AS NORMAL AND WE'LL CONTACT YOU TO DISCUSS THE PROPERTY IN MORE DETAIL, AND BOOK IN YOUR VIEWING REQUEST TO TAKE PLACE WHEN POSSIBLE.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	54	
(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.