Robert Ellis

look no further...

Milldale Road,
Long Eaton, Nottingham
NG10 3JB

£265,000 Freehold

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A THREE BEDROOM DETACHED FAMILY HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that sits on a good size plot and will appeal to many buyers. This is not a property for someone who wants to walk straight into a home without doing any work as this property does require a cosmetic upgrade. The property is being marketed at a price to reflect the work required and we are sure when it has been improved to a good standard, will almost likely be worth significantly more and therefore will appeal to a builder or developer who is in search of a property to improve and sell on or a buyer looking for a home in a sought after location which they can transform into their dream home. An internal viewing comes highly recommended to appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of an entrance porch, spacious entrance hall with an understairs storage cupboard and additional storage cupboard, through lounge/dining room with a bay window to the front and sliding doors to the rear, a breakfast kitchen and an inner lobby with door to a ground floor w.c. and a door to the garage. To the first floor the landing gives access to three bedrooms, bathroom and separate w.c. The property sits on a good size plot and has access all the way around. There are two driveways, one from Milldale Road and the other from Kirkdale Road and provides off road parking for several cars and vehicles and a privately enclosed rear garden.

Being situated on the Dales Estate this most lovely home is within easy reach of 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 excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton Station which is only a few minutes walking distance away from the property and the A52 and other main roads all of which provide good access to both Nottingham and Derby.

Entrance Porch
double glazed sliding door and door to:

Entrance Hall
Radiator, stairs to the first floor, coving to ceiling, door to understairs storage cupboard, door to an additional large storage cupboard with window to the front and door to:

Lounge
13'8 x 11'5 approx (4.17m x 3.48m approx)
UPVC double glazed bay window to the front, two UPVC double glazed windows to the side, radiator, gas fire with surround, coving to ceiling, TV point and double doors to:

Dining Room
10'8 x 11'6 approx (3.25m x 3.51m approx)
UPVC double glazed sliding doors to the rear, radiator, coving to the ceiling and UPVC double glazed window to the side.

Kitchen
11'1 x 9'5 approx (3.38m x 2.87m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, radiator, breakfast bar, gas central heating boiler, gas cooker point, UPVC double glazed window to the rear and door to:

Inner Lobby
Rear exit door, door to the garage and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin, fully tiled walls and splashbacks, extractor fan.

First Floor Landing
UPVC double glazed window to the side, access to the loft, coving to the ceiling and doors to:

Bedroom 1
14'2 x 11'6 approx (4.32m x 3.51m approx)
Two UPVC double glazed windows to the side, UPVC double glazed bay window to the front and a radiator.

Bedroom 2
10'5 x 10'8 approx (3.18m x 3.25m approx)
Two UPVC double glazed windows and a radiator.

Bedroom 3
8'9 x 7'1 approx (2.67m x 2.16m approx)
UPVC double glazed window to the front, overstairs storage cupboard and a radiator.

Bathroom
Bath with electric shower over, tiled walls and splashbacks, pedestal wash hand basin, storage cupboard into the eaves and a radiator.

Separate w.c.
Low flush w.c., fully tiled walls and splashbacks, UPVC double glazed window to the rear.

Outside
The property sits on a corner plot and has access all the way around. There are two access driveways, one from Milldale Road and the other from Kirkdale Road providing off road parking for several cars and vehicles, privately enclosed with wrought iron gates and walled boundaries. To the right there is a gate leading to the rear garden where there is a patio and lawn, two garden sheds and all privately enclosed with fenced boundaries.

Garage
16'1 x 7'6 approx (4.90m x 2.29m approx)
Door to the front, window to the side and door to the rear leading to the property, light and power.

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 onto Dovedale Avenue and first left onto Milldale Road. Follow the road around and the property can be found on the left hand side.
7044AMMP

Council Tax
Erewash Borough Council Band D

29 MILLDALE ROAD, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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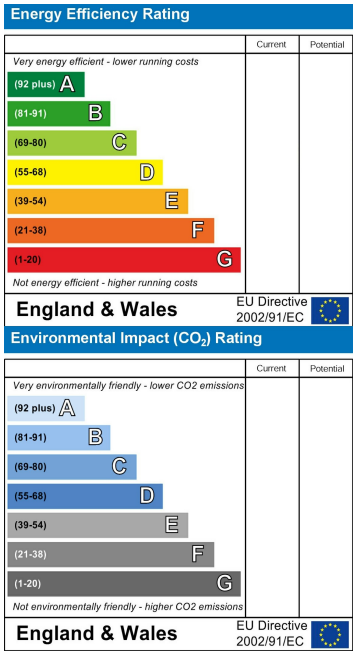

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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