Robert Ellis

look no further...

Park Street,
Long Eaton, Nottingham
NG10 4NA

Price Guide £180-190,000

Freehold

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A CHARMING VICTORIAN BAY FRONTED SEMI DETACHED HOME OFFERING SPACIOUS AND CHARACTERFUL ACCOMMODATION, IDEALLY POSITIONED CLOSE TO THE TOWN CENTRE AND BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this attractive period property which retains much of its Victorian charm while offering well-proportioned living space. The accommodation includes two reception rooms, providing flexible areas for living and dining, along with a generous four piece family bathroom. The bay-fronted façade adds to the property's kerb appeal, while the convenient location places the home within easy reach of the town centre and a wide range of local amenities.

Being offered with no onward chain, this property represents an excellent opportunity for a first time buyer or investor seeking a characterful home in a highly accessible setting. An internal viewing is highly recommended.

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

Lounge
12' plus bay x 12' approx (3.66m plus bay x 3.66m approx)
Recently installed stylish composite front door with an opaque double glazed panel above, double glazed bay window with fitted blinds to the front, flame effect electric fire set in a Minton style surround with hearth, radiator, engineered oak flooring which extends across the whole of the ground floor living accommodation, door with inset glazed panels leading through to the dining room and as you enter the dining room there is a door with inset shelving which provides access to the storage cupboard beneath the stairs.

Dining Room
12' x 12 approx (3.66m x 3.66m approx)
Having opaque double glazed windows to the rear and side, feature open chimney breast with a wooden mantle, tiled hearth and this could easily incorporate a wood burning stove, fitted shelving to one side of the chimney breast, door with inset glazed panels leading to the kitchen, engineered oak flooring, stairs leading to the first floor and a radiator.

Kitchen
14' x 7' approx (4.27m x 2.13m approx)
The kitchen is fitted with a 1½ bowl sink and a four ring hob set in a work surface with cupboards, oven, drawers and space for an automatic washing machine below, further work surface with cupboards, drawers and a plinth fan heater below, integrated fridge and freezer with a shelved pantry style cupboard to one side, hood to the cooking area, walls tiled to the work surface areas, double glazed window with a fitted blind to the side, full double glazed door leading out to the rear garden, recessed lighting to the ceiling and a radiator.

First Floor Landing
The landing has a radiator and doors leading to:

Bedroom 1
12' x 12' approx (3.66m x 3.66m approx)
Two double glazed windows with blinds to the front, built-in cupboard with a rail and light and there is access from this cupboard to the loft space, engineered oak flooring, radiator and two recessed lights to the ceiling.

Bedroom 2
12' x 9' approx (3.66m x 2.74m approx)
Double glazed window with fitted blind to the rear, radiator and engineered oak flooring.

Bathroom
The luxurious bathroom has a stand alone bath, a separate shower with a Mira electric shower, tiling to two walls and a protective glazed screen, low flush w.c. and a hand basin with a mixer tap set on a marble surface with a glazed shelf beneath, double glazed window with fitted blind, radiator, tiling to the walls, X-pelair fan, Baxi boiler housed in an open airing/storage cupboard with power points in this area and tiled flooring with underfloor heating.

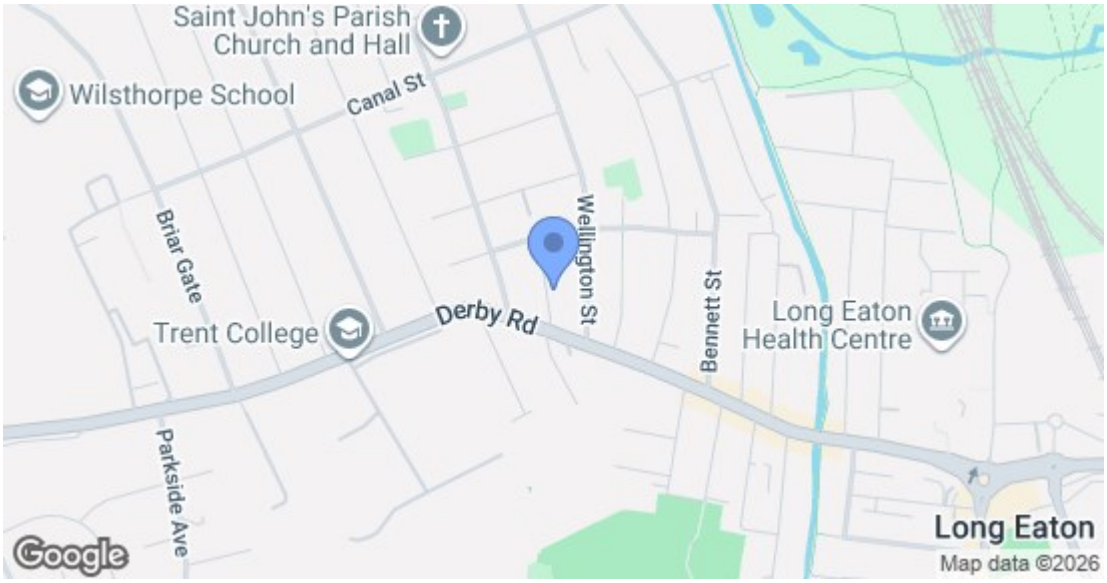
Outside
At the front of the property there is a low level wall and established hedge to the front boundary with a brick path running down the right hand side of the house to the rear with a wall to the right hand boundary.

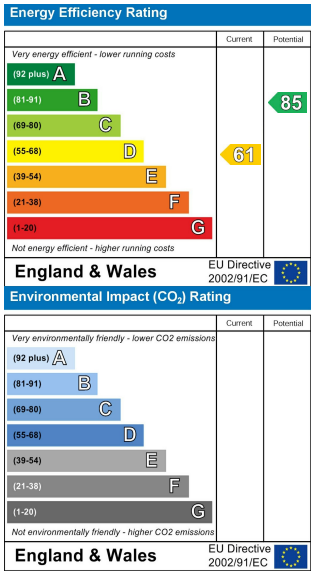
At the rear there is a block paved area at the side of the house leading onto a slabbed garden which has a wall to the right hand boundary and a fence to the left hand side and at the bottom of the garden there is a secure brick building which provides an excellent storage facility. There is an outside light and an external tap provided.

Directions
Proceed out of Long Eaton along Derby Road and turn left onto Park Street.

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband –
Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps
Phone Signal –
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





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.