Robert Ellis

look no further...

Co-Operative Street,
Long Eaton, Nottingham
NG10 1FP

O/O £170,000 Freehold

0115 946 1818

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A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH AN ATTIC ROOM AND ENCLOSED REAR GARDEN.

Robert Ellis are pleased to bring to the market this well presented two double bedroom semi detached home. The property is constructed of brick and benefits from gas central heating and double glazing and would ideally suite the first time buyer, investor or growing family alike.

The property briefly comprises of a lounge, dining room with built-in storage cupboard and log burner, kitchen and utility/w.c. To the first floor there are two double bedrooms and family bathroom and to the second floor an attic room with window and eaves storage. Outside there is an enclosed low maintenance rear garden with storage outbuildings, patio and mature flower beds.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property benefits from fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52, both East Midlands Airport and Long Eaton train station are within driving distance. An internal viewing is highly recommended to appreciate the property and location on offer.

Lounge
11'5 x 11' approx (3.48m x 3.35m approx)
UPVC double glazed door and window to the front, gas fire, laminate flooring, radiator and ceiling light.

Dining Room
11'5 x 12'6 approx (3.48m x 3.81m approx)
UPVC double glazed door to the rear, laminate flooring, storage cupboard, log burner, radiator and ceiling light.

Kitchen
6'5 x 9'9 approx (1.96m x 2.97m approx)
UPVC double glazed window to the side, laminate flooring, wall, base and storage units with work surface over, inset sink and drainer, space for a washing machine, integrated fridge freezer, electric oven, hob and extractor fan, ceiling light.

Utility/w.c.
4'2 x 6'1 approx (1.27m x 1.85m approx)
Obscure UPVC double glazed window to the rear, laminate flooring, heated towel rail, low flush w.c., pedestal wash hand basin, space for a dishwasher, wall mounted boiler and ceiling light.

First Floor Landing
Carpeted flooring, ceiling light and doors to:

Bedroom 1
11'4 x 12'6 approx (3.45m x 3.81m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 2
11'6 x 8'2 approx (3.51m x 2.49m approx)
UPVC double glazed window to the front, carpeted flooring, built-in storage cupboard, radiator and ceiling light.

Bathroom
6'6 x 8'7 approx (1.98m x 2.62m approx)
Accessed from the master bedroom, obscure UPVC double glazed window to the rear, carpeted flooring, radiator, low flush w.c., pedestal wash hand basin, sunken bath with mixer tap and shower over, built-in storage cupboard, loft access and ceiling light.

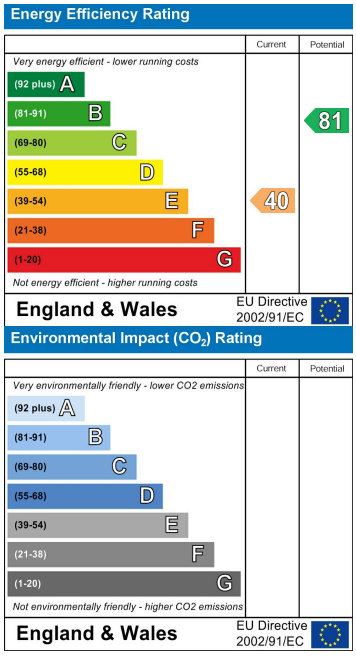
Second Floor

Attic Room
11'3 x 14'1 approx (3.43m x 4.29m approx)
UPVC double glazed window to the side, carpeted flooring, eaves storage space and ceiling light.

Outside
The rear garden is low maintenance with a storage outhouse, patio and mature flower beds.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island with the Tappers Harker pub take the fourth exit into Oakleys Road and Co-operative Street can be found as the second turning on the left.
7515AMRS

Council Tax
Erewash Borough Council Band A



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.

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