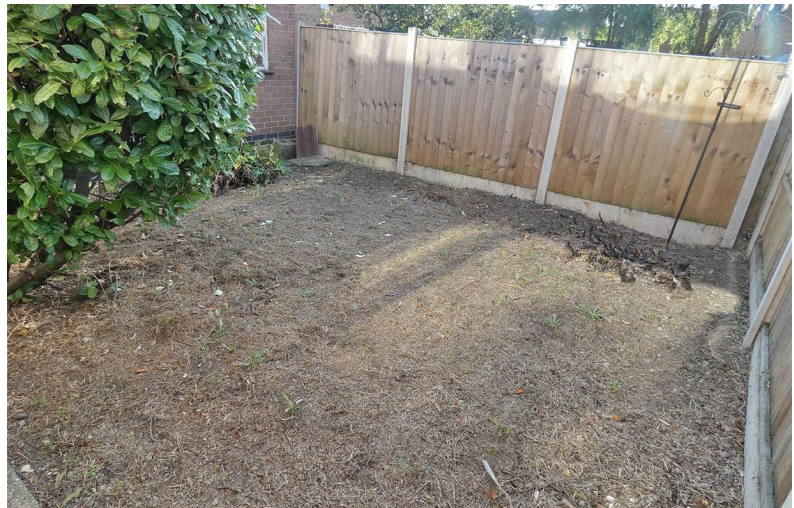




84 Stafford Street,
Long Eaton, Nottingham
NG10 2EA

O/I/R £165,000 Freehold



A HOUSE ON WHICH TO STAMP YOUR OWN MARK! THIS IS AN OPPORTUNITY TO PURCHASE A THREE BEDROOM SEMI DETACHED HOME IN WHICH YOU CAN RE-FIT THE KITCHEN AND BATHROOM AND THEN WITH SOME FINISHING TOUCHES, HAVE A HOME YOU ALWAYS WANTED TO CREATE.

Being located on Stafford Street which is a popular road within a few minutes walk of Long Eaton town centre and therefore close to all the amenities and facilities provided by Long Eaton and the surrounding area, this semi detached home is now in need of a general face lift which will create a lovely property that will suit the requirements of people purchasing their first property or a family looking for a property which provides them with the opportunity to make it their own. While changing the kitchen, this also might be the time to slightly alter the layout of the ground floor living space to create a large living/dining kitchen with doors leading out to the rear garden. For the full potential of this vacant home to be appreciated, we strongly recommend that all interested parties do take a full internal inspection which will enable them to see the whole property for themselves and also see the adjoining brick garage positioned to the left of the property which provides a further feature of this desirable home. Before you view, please make sure you are looking for a home which needs some updating and not one which you can walk in to without doing any work at all, which would lead to a certain amount of disappointment and a waste of your time.

The property stands back from Stafford Street with a small garden area to the front and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING, the property includes a spacious reception hallway, a through lounge with adjoining dining area, kitchen and to the first floor there are three good size bedrooms and a bathroom. Outside there is the GARAGE to the left of the property and easily managed gardens to the front and rear. The current arrangements is that the rear garden is accessed via the garage.

Long Eaton is a popular town and has Asda and Tesco superstores along with numerous other retail outlets, there are excellent schools for all ages with The Grange infant and primary schools being within easy walking distance, there are healthcare and sports facilities along with walks in the nearby Toton fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall

UPVC front door with opaque double glazed inset side panel, stairs with balustrade leading to the first floor and radiator.

Lounge/Dining Room

24'10 x 11'4 reducing to 8'9 approx (7.57m x 3.45m reducing to 2.67m approx)

Double glazed windows to the front and rear, two radiators and coal effect gas fire (not tested) set in an 'Adam' surround with inset and hearth.

Kitchen

9'8 x 8'4 approx (2.95m x 2.54m approx)

The kitchen is fitted with a sink with mixer tap set in a work surface which extends to three sides and has space for an automatic washing machine, cupboards, space for a fridge and drawer below, wall mounted gas boiler, space for an upright cooker, matching eye level wall cupboards, double glazed window to the rear, tiling to the walls by the work surface areas, radiator and half glazed door leading out to the side of the property.

First Floor Landing

Double glazed window to the side, balustrade continued from the stairs onto the landing, hatch to loft and airing/storage cupboard.

Bedroom 1

13'3 x 11'4 approx (4.04m x 3.45m approx)

Double glazed window to the front and radiator.

Bedroom 2

11'3 x 9'8 approx (3.43m x 2.95m approx)

Double glazed window to the rear and radiator.

Bedroom 3

7'7 x 7'5 approx (2.31m x 2.26m approx)

Double glazed window to the rear and radiator.

Bathroom

The bathroom has a coloured suite including a panelled bath with mixer tap/shower with protective screen, pedestal wash hand basin and low flush w.c., tiling to the walls, opaque double glazed window and radiator.

Outside

At the front of the property there is a walled garden area and double gates leading onto a drive which leads down the left hand side of the property to the garage at the rear. The rear garden is level and has fencing to the boundaries and brickwork of the garage to the third boundary. The rear garden needs further landscaping and will provide a lovely place for people to sit and enjoy outside living.

Garage

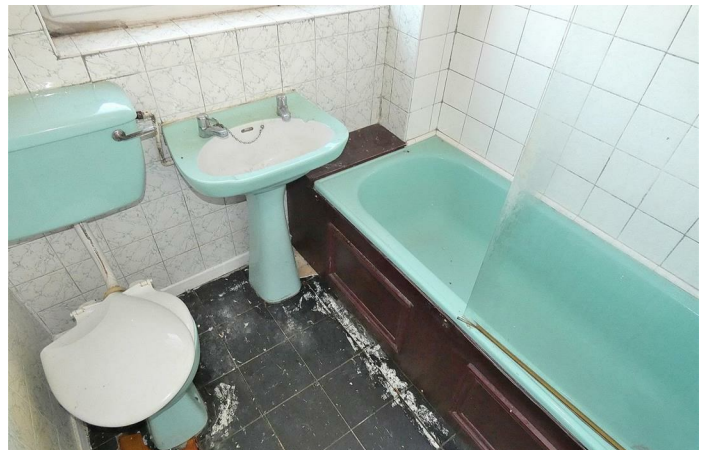
18'9 x 7'8 approx (5.72m x 2.34m approx)

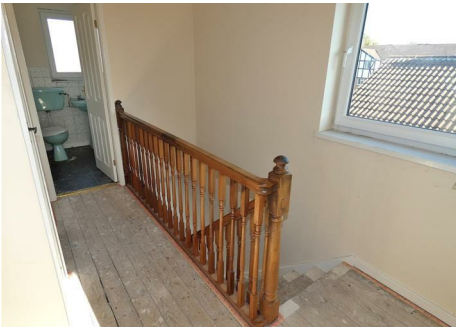
There is an adjoining brick garage with an up and over door at the front and door leading out to the garden at the rear of the property. The garage also has power and lighting.

Directions

Proceed out of Long Eaton along Nottingham Road and take the right hand turning into Grange Road. At the 'T' junction turn right into Station Road and Stafford Street can be found as a turning on the left hand side. The property is clearly identified some way down on the right by our 'for sale' board.

5263AMMP





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	66	
(55-68) D		
(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		84
(81-91) B		
(69-80) C	61	
(55-68) D		
(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.