Robert Ellis

look no further...

Salisbury Street,
Long Eaton, Nottingham
NG10 1BA

£169,950 Freehold

0115 946 1818

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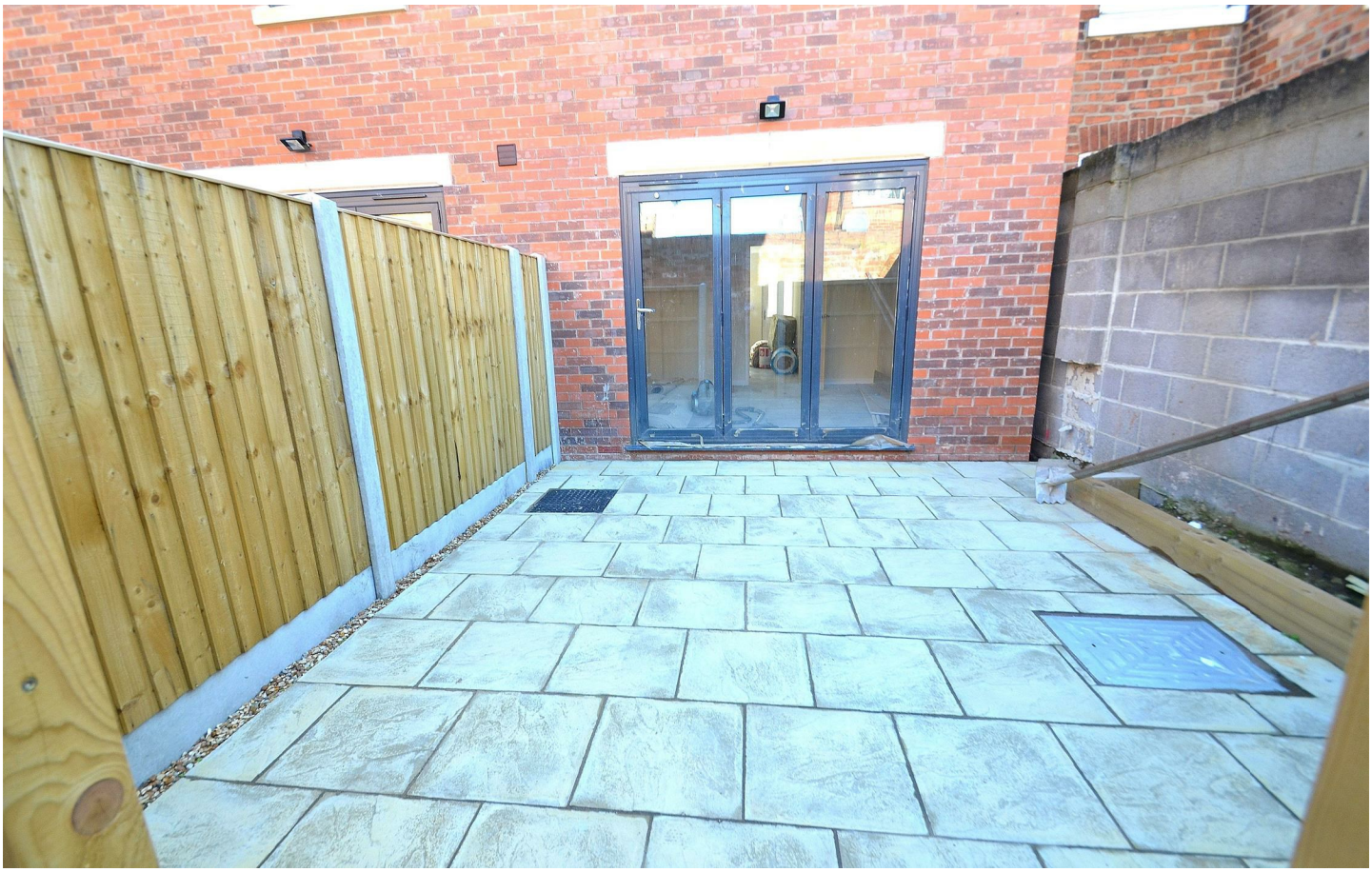

A MODERN TWO BEDROOM END TERRACE PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a modern property that is only 2 years old and benefits from modern conveniences such as gas central heating and double glazing and would still be under warranty. The property would ideally suit the first time buyer or buy to let investor and is situated in the centre of Long Eaton, being within walking distance of all the amenities and facilities the town has to offer. An internal viewing comes highly recommended to fully 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 a fitted kitchen, ground floor w.c., lounge with bi-folding doors onto the rear garden, two double bedrooms and shower room. Outside there is a privately enclosed rear garden.

Set within easy reach of Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages including Grange Infant and Primary School being within walking distance of the property, healthcare and sports facilities and excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton train station and the A52 to Nottingham and Derby.

Kitchen
16'8 x 10'7 approx (5.08m x 3.23m approx)
A range of contemporary wall and base units incorporating handle less doors and drawers, 1½ bowl sink and drainer with mixer tap over, appliance space, tiled walls and splashbacks, plumbing for automatic washing machine, integrated oven with ceramic hob and stainless steel extractor hood over, tiled floor, UVPC double glazed sash style window to the front, modern double glazed composite front entrance door, space and point for free standing fridge freezer, radiator, stairs to the first floor and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin, tiled splashback, tiled floor, radiator.

Lounge
12'7 x 10'7 approx (3.84m x 3.23m approx)
Bi-folding doors onto the rear garden, wall mounted radiator and TV point.

First Floor Landing
Access to the loft and doors to:

Bedroom 1
10'7 x 11'5 approx (3.23m x 3.48m approx)
UPVC double glazed window to the rear and radiator.

Bedroom 2
10'7 x 8'7 approx (3.23m x 2.62m approx)
UPVC double glazed window to the front, radiator, storage cupboard housing the gas central heating boiler.

Shower Room
Walk-in shower cubicle with shower from the mains with a waterfall shower head and hand held shower, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, chrome heated towel rail, extractor fan and spotlights.

Outside
To the rear there is an enclosed courtyard style garden with a gate giving access for bin storage.

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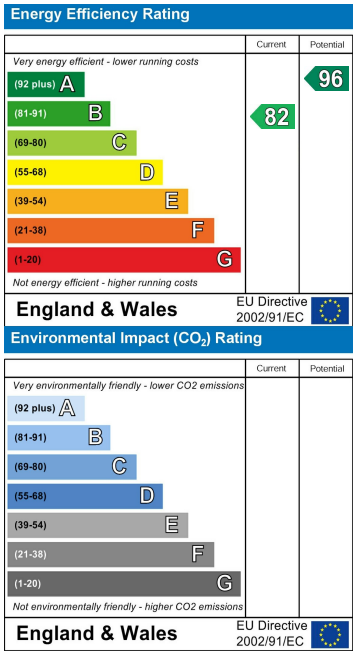

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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