Robert Ellis

look no further...

Petersham Road,
Long Eaton, Nottingham
NG10 4DD

Price Guide £180-185,000

Freehold

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A TRADITIONAL SEMI DETACHED HOME IN NEED OF A GENERAL UPDATING PROGRAMME, WHICH IS POSITIONED ON A POPULAR SERVICE ROAD ON THE OUTSKIRTS OF LONG EATON.

Being located on Petersham Road, this traditional three bedroom semi detached property will provide a lovely home which will suit somebody who is looking for a property on which they can stamp their own mark. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and potential of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves. The property is well placed for easy access to excellent local schools for all ages and many other facilities and transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and being double glazed. In brief the house includes a reception hall, lounge with a feature stone fireplace, dining room with double glazed, double opening French doors leading out to the rear garden and a kitchen which could easily be combined with the dining room to create a larger open plan living/dining kitchen. To the first floor the landing leads to three good size bedrooms, a shower room and separate w.c. Outside there is a mature garden to the front which could be changed into a driveway and off road parking and at the rear there is a private garden which has a patio, lawn, fencing to the boundaries and there are two very useful brick store buildings.

The property is within easy reach of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Co-op convenience store within walking distance of the house, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages and the 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.

UPVC front door with an ornate inset glazed panel leading to:

Reception Hall
Double glazed window to the side, stairs leading to the first floor, radiator, mirror to one wall, cloaks hanging and cornice to the wall and ceiling.

Lounge/Sitting Room
12' x 11' approx (3.66m x 3.35m approx)
Double glazed bow window to the front, four burner gas fire (not tested), set in a feature stone fireplace with wooden top plinths to either side and a Cornish slate tiled hearth, laminate flooring, radiator, cornice to the wall and ceiling and two wall lights.

Dining Room
10' x 9'10 approx (3.05m x 3.00m approx)
Double glazed, double opening French doors leading out to the rear garden, radiator and a double built-in shelved storage cupboard.

Kitchen
11' x 9' to 7' approx (3.35m x 2.74m to 2.13m approx)
The kitchen could easily be combined with the dining room to make a larger dining kitchen and currently has a stainless steel sink set in a work surface with a double cupboard and space for an automatic washing machine below, space and plumbing for a gas cooker, work surface with double cupboard under, eye level wall cupboards, tiling to the walls, double glazed window to the rear, half Georgian glazed door leading out to the side of the property, walk-in pantry and built-in cupboard which houses the electricity meter and fuse box.

First Floor Landing
The balustrade continues from the stairs onto the landing, double glazed window to the side, hatch to loft and cornice to the wall and ceiling.

Bedroom 1
12' x 10' approx (3.66m x 3.05m approx)
Double glazed window to the front and a radiator.

Bedroom 2
10' x 10' approx (3.05m x 3.05m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
8' x 7' approx (2.44m x 2.13m approx)
Double glazed window to the front and a radiator.

Shower Room
The bathroom has been changed into a shower room and is fully tiled with a walk-in shower having a mains flow shower system, tiling to two walls and a sliding glazed door and protective screens, pedestal wash hand basin with mixer tap and mirror fronted cabinet to the wall to one wall.

Separate w.c.
Having a low flush w.c., half tiled walls and double glazed window to the rear.

Outside
At the front of the property there is a gate leading to a path which takes you to the front door and runs down the left hand side of the property through a gate to the rear garden. To the left hand side of the path there is an established border and a lawn to the right with beds to the sides and there is fencing to both the side boundaries.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road, turn right after the pedestrian crossing into Bracken Road and left into the slip road of Petersham Road and the property can be identified by our for sale board.
9082MP

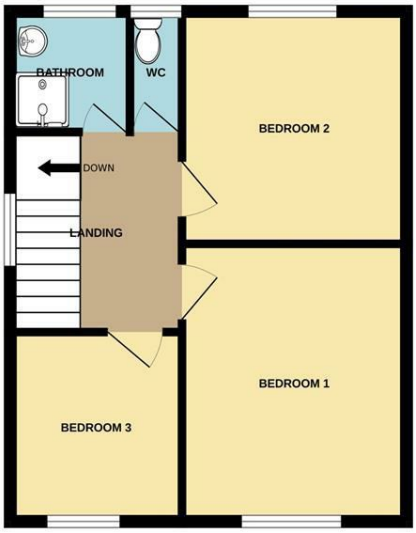
Council Tax
Erewash Borough Council Band B

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

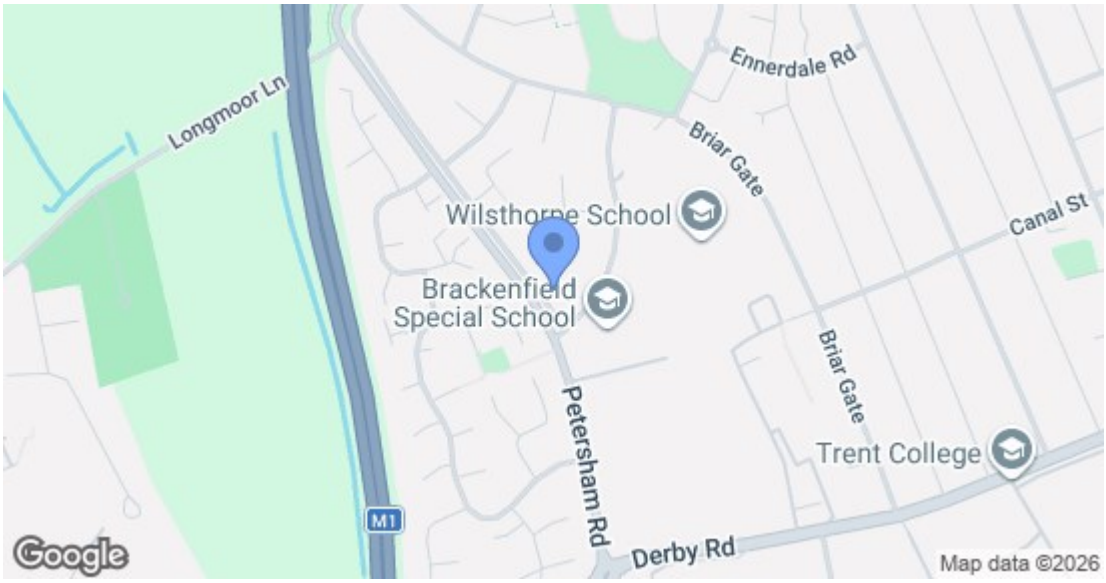
Robert Ellis
ESTATE AGENTS

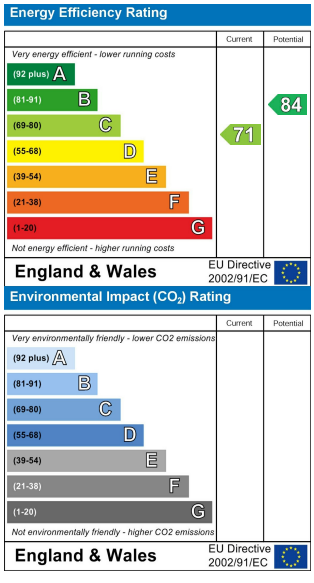
GROUND FLOOR

1ST FLOOR



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,





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.