



Kirkdale Gardens,  
Long Eaton, Nottingham  
NG10 3JA

**Price Guide £240-250,000**

**Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION, FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this beautifully presented semi detached home situated on Kirkdale Gardens set within a popular residential location. As soon as you step in the front door of this home, you are greeted by a light, open space which is tastefully decorated. The property benefits from an extension to the rear creating an L shaped kitchen dining area with French doors leading to the garden. The property is positioned within the Dales Estate and has a range of local shops and amenities within close proximity as well as schools and access to the train station. The property is presented in a way that is ideal for the next owner to move straight into. There is ample off road parking to the front and a low maintenance rear garden.

This brick constructed semi detached home on Kirkdale Gardens is extended to the rear and boasts is well presented throughout. Internal accommodation briefly compromises of an open plan entrance to the lounge and a kitchen diner to the rear aspect. To the first floor, there are three bedrooms and a bathroom.

As previously mentioned the property is close to the local store on the Dales Estate with Asda, Tesco, Lidl and Aldi stores being found in nearby Long Eaton where there are many other retail outlets , there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch  
Wood effect flooring, composite front entrance door leading into:

Entrance Hall  
Stairs to the first floor and opening into:

Living Room  
11'8" x 16'9" approx (3.56m x 5.11m approx)  
Full height UPVC double glazed window to the front, wood effect flooring, radiator, TV point, built-in understairs storage cupboard and double doors to:

Kitchen  
7'9" x 15'11" approx (2.36m x 4.85m approx)  
Matching wall and base units with work surfaces over, inset composite sink and drainer with swan neck mixer tap over, integrated electric oven with four ring gas hob and extractor fan over, space and plumbing for an automatic washing machine and dishwasher, space for a fridge freezer, wood effect flooring, UPVC double glazed window to the rear and open to:

Dining Area  
7'11" x 8'5" approx (2.41m x 2.57m approx)  
Wood effect flooring, double glazed French doors to the rear garden with fitted blinds.

First Floor Landing  
With doors to:

Bedroom 1  
12' x 10'1" approx (3.66m x 3.07m approx)  
Double glazed window to the front and a radiator.

Bedroom 2  
11'11" x 9'9" approx (3.63m x 2.97m approx)  
Double glazed window to the rear, loft access hatch and radiator.

Bedroom 3  
5'7" x 9'1" approx (1.70m x 2.77m approx)  
Double glazed window to the front and a radiator.

Bathroom  
Low flush w.c., pedestal wash hand basin, panelled bath

with mains fed shower and shower screen, part tiled walls, chrome heated towel rail, wood effect flooring, obscure double glazed window to the rear.

Outside  
To the front of the property is a driveway, external lighting and double gated access to the garden and garage.

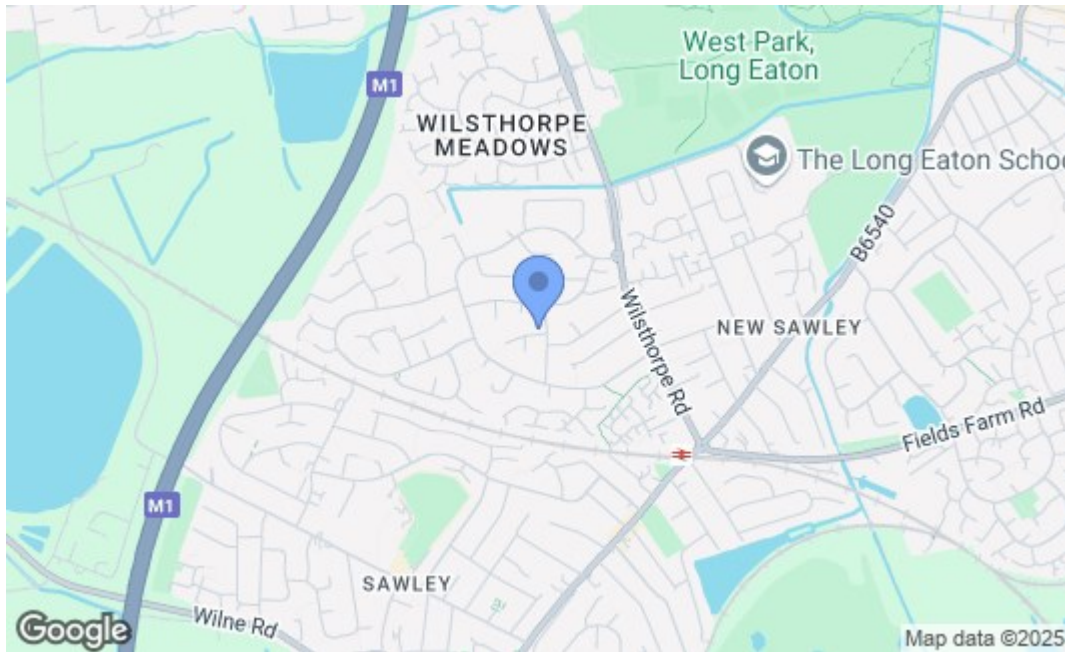
To the rear there is a private enclosed garden with patio area, artificial lawn, shed, outside tap and fencing to the boundaries.

Directions  
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, first left onto Milldale Road and follow the road around turning left onto Kirkdale Road where Kirkdale Gardens can be found as a turning on the right hand side.  
8595AMCO

Council Tax  
Erewash Borough Council Band B

Additional Information  
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal – EE, O2, Vodafone, Three  
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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.