



Stanley Street,
Long Eaton, Nottingham
NG10 1EL

£170,000 Freehold



A WELL PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE, PERFECT FOR A WIDE RANGE OF BUYERS WITH AN ENCLOSED AND LOW MAINTENANCE GARDEN AND WITHIN WALKING DISTANCE TO LONG EATON TOWN CENTRE.

Robert Ellis are pleased to bring to the market this well presented, two double bedroom semi-detached home. The property is constructed of brick to the external elevations and benefits double glazing and electrical heating throughout. This property would be perfect for a wide range of buyers such as first time buyers, a couple, families or people who are looking to downsize alike and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a spacious lounge with a built in storage cupboard and kitchen/diner with integrated cooking appliances. To the first floor, the landing leads to two generously sized bedrooms and a three piece family bathroom suite. To the rear, the property boasts an enclosed and low maintenance garden with a patio area and artificial turf.

Located in a quiet cul-de-sac within the heart of Long Eaton town centre and within walking distance to a wide range of local schools, shops and parks. There are fantastic transport links such as nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.



Lounge

8'6 x 13'5 (2.59m x 4.09m)

uPVC double glazed front door, uPVC double glazed bay window overlooking the front, laminate flooring, electric heater, storage cupboard, painted plaster ceiling, ceiling light.

Kitchen

11'3 x 9'4 (3.43m x 2.84m)

uPVC double glazed window overlooking the rear with a door leading to the rear garden, laminate flooring, electric heater, space for washing machine, space for fridge, integrate electric oven, electric hob and overhead extractor fan, painted plaster ceiling, ceiling light.

Landing

Carpeted flooring, loft access, painted plaster ceiling, ceiling light.

Bedroom One

8'3 x 9'4 (2.51m x 2.84m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobe, storage cupboard, electric heater, painted plaster ceiling, ceiling light.

Bedroom Two

6'4 x 11'4 (1.93m x 3.45m)

uPVC double glazed window overlooking the rear, carpeted flooring, electric heater, fitted wardrobes, painted plaster ceiling, ceiling light.

Family Bathroom

6'4 x 5'2 (1.93m x 1.57m)

uPVC double glazed patterned window overlooking the side, laminate flooring, bath with shower over the bath, pedestal sink, heated towel rail, painted plaster ceiling, ceiling light.

Outside

To the rear, the property benefits an enclosed and low maintenance garden with a patio area and artificial turf.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		
(81-91) B		
(69-80) C		
(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.