Robert Ellis

look no further...

Petersham Road,

Long Eaton, Nottingham

NG10 4DD

£210,000 Freehold

THIS IS A TRADITIONAL SEMI DETACHED PROPERTY WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN AND IS READY FOR IMMEDIATE OCCUPATION.

Being situated on the edge of Long Eaton, this traditional three bedroom semi detached property offers a lovely home that will provide a new owner with the opportunity over time to stamp their own mark on their next property. The property has block paved car standing at the front and a private sunny rear garden and for all that is included in terms of the accommodation and size of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves.

The property stands back from Petersham Road, off a service road, and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives all the benefits of gas central heating with the boiler having been replaced over the past couple of years and double glazing and includes a reception hall with doors leading to the lounge/sitting room which is positioned at the front of the house, kitchen which has a door leading to the dining room and as people will see when they view the property there is the opportunity to combine the kitchen with the existing dining room to create a large living/dining kitchen from which there are patio doors leading out to the garden. To the first floor the landing leads to the three bedrooms and the fully tiled bathroom which has a white suite with a shower over the bath. Outside there is the block paved car standing at the front with double wrought iron gates and a wall to the front boundary and to the rear there is a patio leading onto a lawned garden which has beds to the sides and is kept private by having fencing and hedges to the boundaries. There are also two outside brick buildings at the rear of the house which provides an excellent storage facility for the property.

The property is within easy reach of the Asda, Tesco and Aldi superstores and many other retail outlets found in Long Eaton town centre with there being a co-op convenience store within a few minutes walk, there are healthcare ad sports facilities including the West Park Leisure Centre and adjoining playing fields which are within walking distance of the property, excellent schools for all ages which are again literally only a few minutes away 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch leading through a UPVC front door with inset opaque glazed leaded panel to:

Reception Hall
Stairs with hand rail leading to the first floor, double glazed window to the side, built-in cloaks cupboard, radiator and cornice to the wall and ceiling.

Lounge/Sitting Room
12'7 reducing to 11'6 x 12'3 approx (3.84m reducing to 3.51m x 3.73m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Dining Room
10'7 x 10'4 approx (3.23m x 3.15m approx)
Double glazed patio doors leading out to the rear garden, double radiator, fitted shelving to one side of the chimney breast, gas boiler which was fitted approx 2 years ago housed in a fitted cupboard and cornice to the wall and ceiling.

Kitchen
11'7 reducing to 9'10 x 7'9 approx (3.53m reducing to 3.00m x 2.36m approx)
The kitchen is fitted with a sink with a mixer tap set in a work surface with cupboards, drawer and plumbing for an automatic washing machine below, space and plumbing for a gas oven, work surface with cupboard below, space for an upright fridge/freezer, eye level wall cupboards, tiling to the walls by the work surface areas, double glazed window to the rear, door with inset opaque glazed panel leading out to the side of the property, built-in pantry cupboard with power point, window to the side and shelving and a further built-in cupboard housing the electric meter and consumer unit.

First Floor Landing
Double glazed window to the side, the balustrade continues from the stairs onto the landing and a hatch to the loft.

Bedroom 1
12'7 x 10'9 approx (3.84m x 3.28m approx)
Double glazed window to the front and a radiator.

Bedroom 2
11' x 10'7 approx (3.35m x 3.23m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
8'7 x 7'4 approx (2.62m x 2.24m approx)
Double glazed window to the front, radiator and double built-in wardrobe.

Bathroom
The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails and mixer tap/shower with a protective screen, pedestal wash hand basin with mixer taps and low flush w.c., tiled flooring, two opaque double glazed windows, chrome heated ladder towel radiator and recessed lighting to the ceiling.

Outside
At the front of the property there is a block paved driveway which provides off the road parking for two vehicles and there are double wrought iron gates and a wall to the front boundary with fencing to both the side boundaries. From the front of the property there is a path running down the left hand side of the house through a gate to the rear garden.

To the immediate rear of the house there is a patio leading onto a lawned garden which has borders to the sides, with the rear garden being kept private by having fencing to the right hand boundary and hedges to the left and rear boundaries.

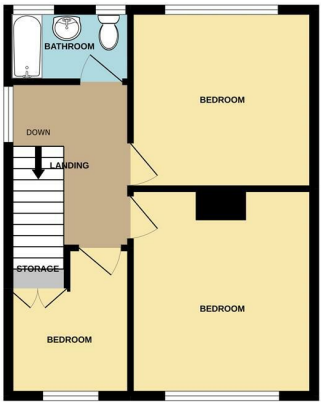
Outside Store 1
This outside store has shelving.

Outside Store 2
7'5 x 6'8 approx (2.26m x 2.03m approx)
This larger outside store has shelving to one wall and a window to the side.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road and the property can be found on the right as identified by our for sale board.
6906AMMP

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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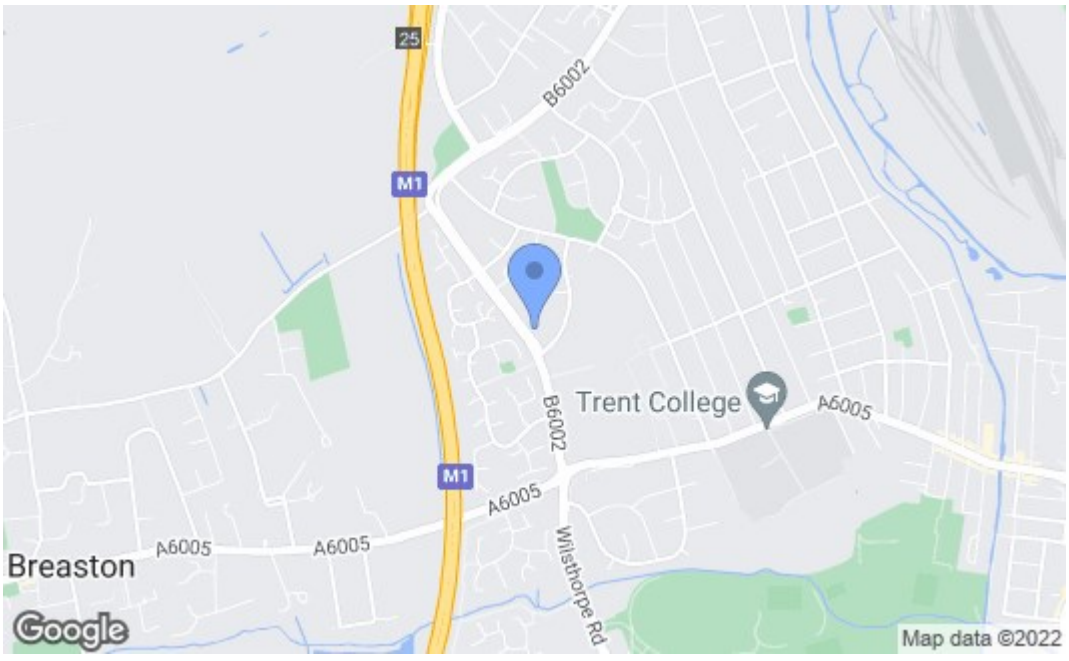

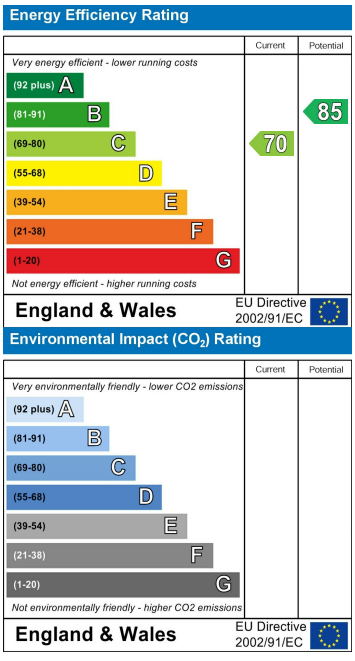

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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