



Bridge Street,  
Long Eaton, Nottingham  
NG10 4QT

**£160,000 Freehold**

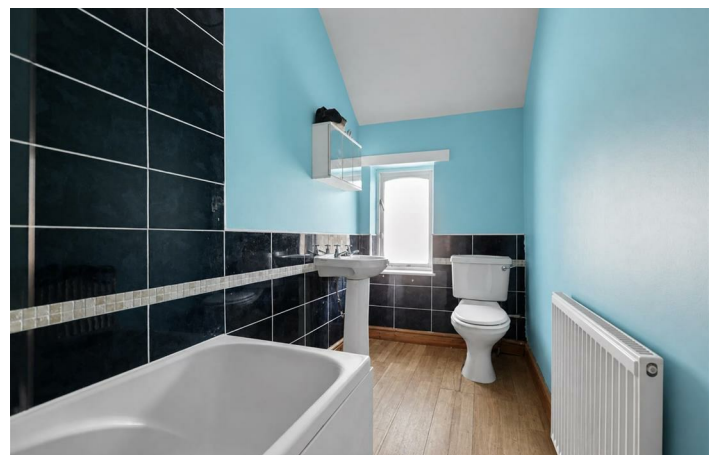


## TRADITIONAL TWO DOUBLE BEDROOM END HOME IN THE HEART OF LONG EATON WITH NO UPWARD CHAIN

A traditional two-bedroom semi-detached property situated in the heart of Long Eaton, offered to the market with the benefit of no upward chain. This well-presented home provides a fantastic opportunity for a wide range of buyers, combining classic character with modern living. Internally, the property boasts a fitted kitchen, thoughtfully designed to offer both style and practicality. There are two versatile reception rooms, providing ample space for both relaxation and entertaining. To the first floor, the property benefits from two double bedrooms along with the added convenience of two bathrooms, one upstairs and one downstairs, making it ideal for families or those seeking flexible living arrangements. Outside, the property enjoys an enclosed rear garden which has been designed with low maintenance in mind, offering a private and peaceful outdoor space. An early viewing is highly recommended to fully appreciate the accommodation on offer.

The property is entered via an entrance porch which leads through into a bay-fronted lounge, creating a welcoming main reception space. A door from the lounge provides access to the kitchen, which benefits from two useful storage cupboards. The property has been extended to the rear, offering a further versatile reception room which could be utilised as a dining room, garden room or home office. From this space, there is access to a ground floor shower room. To the first floor, the landing leads to two double bedrooms and a family bathroom. The property is being sold with the benefit of gas central heating and no upward chain, making it an attractive and convenient purchase. Outside there is an enclosed garden which is low maintenance, patio and artificial lawn.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



### Porch

With UPVC double glazed window to side and composite door, laminate flooring, wall light and radiator, door into the lounge

### Lounge

12'1" x 12' approx (3.68m x 3.66m approx)

With UPVC double glazed window to the front, ceiling light, wall lights, laminate flooring, space for inset fireplace, TV and phone point and radiator

### Kitchen

12' x 7'10" approx (3.66m x 2.39m approx)

With UPVC double glazed window to the rear, tile flooring, radiator, ceiling light, open to the dining room, understairs storage cupboard and cupboard with boiler and space for washing and tumble.

The kitchen consists of wood effect wall, drawer and base units to three walls, laminate rolled edge worktop, integral oven, four ring electric hob, inset stainless steel sink and drainer, splash-back tiles, space for dishwasher, space for standing fridge freezer and space for washing machine.

### Dining Room

9'2" x 8'2" approx (2.79m x 2.49m approx)

The extended dining room has UPVC double glazed French doors onto the rear garden, radiator, laminate flooring, ceiling light.

### Downstairs Shower Room

With a window to the rear, tile flooring, extractor fan, wall mounted sink, low flush wc, chrome towel radiator, enclosed corner shower which has an electric shower and tile splash-backs

### Landing

The landing has a window to the side elevation, carpeted flooring, ceiling light, access to the loft via a loft hatch which has pull down ladders and is insulated,

### Bedroom One

12'2" x 8' approx (3.71m x 2.44m approx)

With two double glazed windows to the front elevation, carpeted flooring, radiator, ceiling light

### Bedroom Two

13' x 9'10" approx (3.96m x 3.00m approx)

With a double glazed window to the rear elevation, carpeted flooring, radiator, ceiling light, in-built cupboard with light

### Bathroom

11'1" x 5'6" approx (3.38m x 1.68m approx)

With double glazed obscure window to the front elevation, laminate flooring, ceiling light, radiator, low flush WC, pedestal sink, panelled bath with tile splashback, electric shower above and glass screen

### Outside

The rear garden is enclosed with fencing and brick walls, patio area and artificial lawn.

### Directions

Proceed out of Long Eaton along Derby Road turn right into Bridge Street and the property can be found some way along on the left as identified by our 'for sale' board. 9292JG

### Council Tax

Erewash Borough Council Band A

### Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – None

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Superfast 1 mbps

Ultrafast 1800mbps

Phone Signal – EE, Three, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

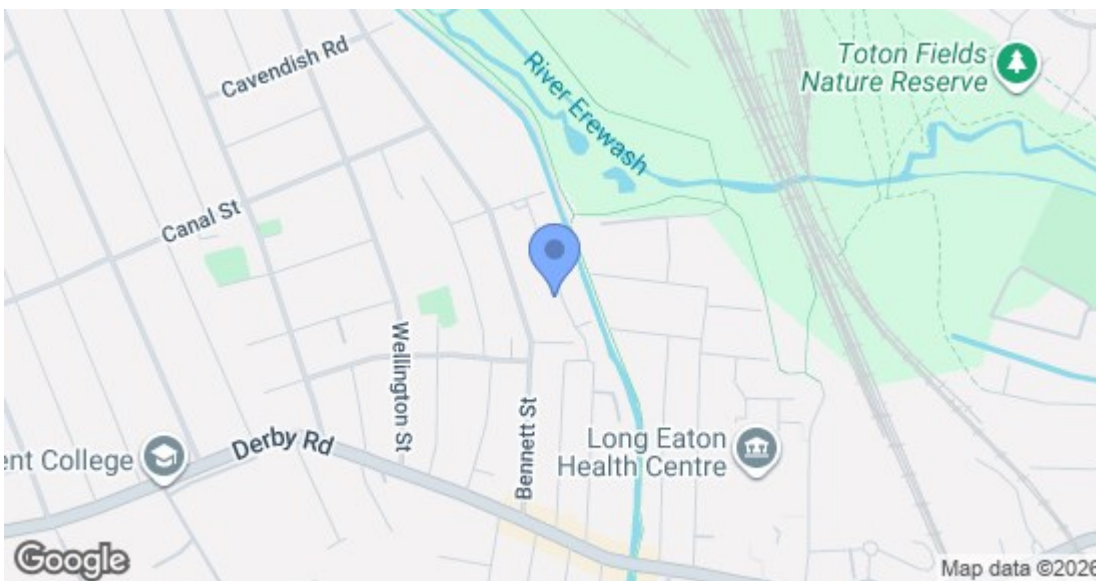
Flood Defenses – No

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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.