Robert Ellis

look no further...

Co-Operative Street,
Long Eaton, Nottingham
NG10 1FP

O/O £140,000 Freehold

0115 946 1818

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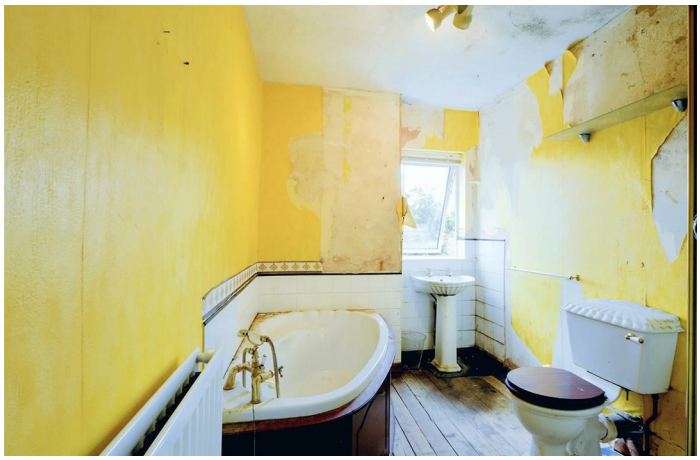
A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE BOASTING CHARACTER AND ORIGINAL FEATURES THROUGHOUT, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are pleased to be instructed to market this spacious semi detached property with many original features throughout. The property is constructed of brick to the external elevations and benefits from gas central heating and double glazing.

The property requires modernisation and would ideally suit the first time buyer or investor. In brief the accommodation comprises of a lounge, dining room, kitchen and utility space. To the first floor there are two double bedrooms and a four piece family bathroom suite. Outside there is on street parking with access down the side of the property through a gate to the rear garden where there is an enclosed garden with patio and lawn.

The property is located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to the A52, A50 and M1, Long Eaton train station and East Midlands Airport are both within a 15 minute drive of the property. A viewing is highly recommended to appreciate the space and opportunity on offer.



Lounge
11'6 x 11'1 approx (3.51m x 3.38m approx)
UPVC double glazed window and door to the front, carpeted flooring, gas fire, radiator and ceiling light.

Dining Room
11'6 x 12'5 approx (3.51m x 3.78m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, built-in storage cupboard and ceiling light.

Kitchen
6'4 x 9'6 approx (1.93m x 2.90m approx)
UPVC double glazed window to the side, UPVC double glazed door to the rear garden, wall and base units with work surface over and inset sink and drainer, radiator, space for a cooker, vinyl flooring and ceiling light.

Utility Room
4'1 x 4'2 approx (1.24m x 1.27m approx)
UPVC double glazed window to the rear, tiled flooring, wall mounted boiler and ceiling light.

Ground Floor w.c.
1'8 x 4' approx (0.51m x 1.22m approx)
Tiled flooring, wall mounted sink, low flush w.c. and ceiling light.

First Floor Landing
With doors to:

Bedroom 1
11'1 x 11'6 approx (3.38m x 3.51m approx)
UPVC double glazed window to the front, built-in storage cupboard, feature fireplace, carpeted flooring, radiator and ceiling light.

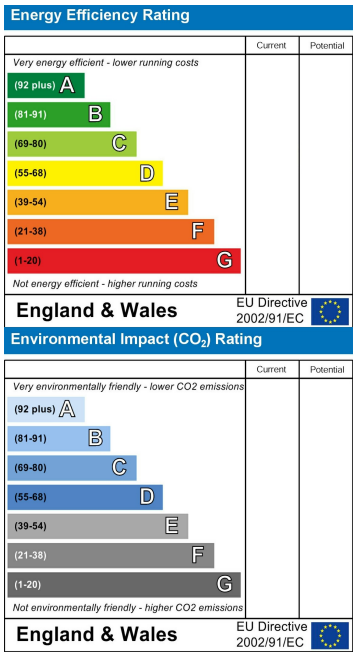
Bedroom 2
12'5 x 11'6 approx (3.78m x 3.51m approx)
UPVC double glazed window to the rear, original floorboards, feature fireplace, radiator and ceiling light.

Bathroom
8'7 x 6'5 approx (2.62m x 1.96m approx)
UPVC double glazed window to the rear, low flush w.c., single enclosed shower cubicle, corner bath, pedestal wash hand basin, ceiling light.

Outside
The rear garden has a patio, lawn and side access.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island with the Tappers Harker pub take the fourth exit into Oakleys Road and Co-operative Street can be found as the second turning on the left.
7479AMRS

Council Tax
Erewash Borough Council Band A



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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