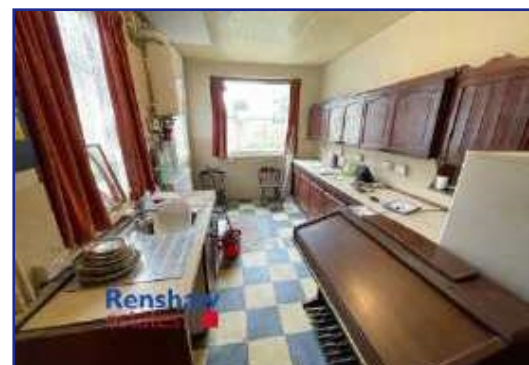




70 Cranmer Street, Long Eaton, NG10 1NL

£180,000

RENSHAW ESTATES are Excited to offer this THREE BED DETACHED * Combination Boiler * NO UPWARD CHAIN * Enclosed Rear Garden * POPULAR LOCATION * Some Modernisation Required * VIRTUAL VIDEO TOUR * Spacious Accommodation * VIEWING ADVISED *



70 Cranmer Street, Long Eaton, NG10 1NL

ENTRANCE PORCH

UPVC double glazed door.

HALLWAY

Stairs to first floor, radiator.

LOUNGE 4.4M X 3.4M (14'5" X 11'2")

UPVC double glazed Bay window, radiator, feature fireplace.

DINING ROOM 4.2M X 3.3M (13'9" X 10'10")

UPVC double glazed window, window, radiator.

KITCHEN 4.8M X 2.8M (15'9" X 9'2")

UPVC door, three UPVC double glazed windows, radiator, under stairs storage cupboard, Combination boiler, wall and base units with worktops, tiled splash backs, stainless sink.

LANDING

Loft access.

BEDROOM 4.4M X 3.6M (14'5" X 11'10")

Two UPVC double glazed windows, radiator, fireplace.

BEDROOM 4.2M X 2.6M (13'9" X 8'6")

UPVC double glazed window, radiator.

BEDROOM 3.1M X 2.7M (10'2" X 8'10")

UPVC double glazed window, radiator.

BATHROOM 1.8M X 1.6M (5'11" X 5'3")

UPVC double glazed window, radiator, panelled bath with shower over, wash basin, W.C., part tiled walls.

OUTSIDE

Front: Walled forecourt.

Rear: Enclosed garden with slabbed patio area.

EPC INFORMATION

Energy Efficiency Rating = E

CURRENT COUNCIL TAX BAND

A

MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: www.theprs.co.uk

70 Cranmer Street, Long Eaton, NG10 1NL

