

HoldenCopley

PREPARE TO BE MOVED

Cranmer Street, Long Eaton, Derbyshire NG10 1NJ

Guide Price £170,000

GUIDE PRICE £170,000 TO £180,000

IDEAL FOR FIRST-TIME BUYERS...

Ideal for first-time buyers seeking a perfect blend of comfort and convenience, this two-bedroom semi-detached house offers a wonderful opportunity to step onto the property ladder. Situated in a popular location, the residence benefits from close proximity to a diverse range of local amenities, including shops, eateries, schools, and excellent commuting links. Upon entering, residents are welcomed into a warm and inviting home boasting two reception rooms, providing versatile spaces and a fitted kitchen. Ascending to the upper level, two generously sized double bedrooms await. Completing this floor is a three-piece bathroom suite, providing a convenient and comfortable space for daily routines. Externally, the property offers access to convenient on-street parking to the front. To the rear, a delightful enclosed garden awaits, featuring a lawn, a patio area ideal for outdoor dining or relaxation, and an array of plants and shrubs, creating a serene oasis for enjoying the outdoors in privacy. Additionally, a brick-built outhouse provides valuable storage space for garden tools or outdoor equipment.

MUST BE VIEWED



- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Enclosed Rear Garden
- Ideal for First-Time Buyers
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs and a single UPVC door providing access to the accommodation.

Living Room

12'5" x 11'0" (3.81m x 3.37m)

The living room has wood-effect flooring, a radiator, a decorative mantelpiece, coving to the ceiling and a UPVC double-glazed window to the front elevation.

Dining Room

12'6" x 12'5" (3.82m x 3.80m)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, an in-built storage cupboard and two UPVC double-glazed windows to the side and rear elevations.

Kitchen

7'2" x 7'11" (2.19m x 2.42m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and taps, space and plumbing for a dishwasher/washing machine, space for an oven, space for a fridge freezer, partially tiled walls, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Master Bedroom

11'5" x 12'5" (3.50m x 3.81m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'5" x 9'4" (3.79m x 2.86m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

6'11" x 7'11" (2.11m x 2.43m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, in-built storage cupboards, a heated towel rail, partially tiled walls, tiled flooring, access to the loft and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

The front of the property has access to on-street parking and gated access to the rear.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, a range of plants and shrubs, a brick-built outhouse for storage and brick-wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed – Ultrafast available with the highest download speed at 1000Mbps and the highest upload speed at 220 Mbps

Phone Signal – Phone Signal – Good coverage of Voice, 3G, 4G & 5G

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

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we

advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

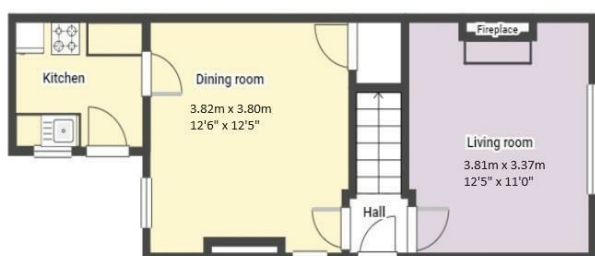
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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