

# HoldenCopley

PREPARE TO BE MOVED

Shirley Street, Long Eaton, Derbyshire NG10 3BN

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£250,000



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## POPULAR LOCATION...

Welcome to this two-bedroom detached house nestled in a popular location, with proximity to local amenities, including shops, eateries, schools, and excellent commuting links, including the M1 motorway. Step inside to discover two reception rooms that offer versatility and ample space for relaxation or entertainment. The kitchen/diner provides ample storage space. Completing the ground floor is a convenient three-piece bathroom suite, ensuring practicality and ease of living. Venture upstairs to find two generously sized double bedrooms, each offering storage space within the eaves, catering to your organisational needs. Additionally, a convenient W/C adds further functionality to the upper level. Outside to the front, a driveway provides off-road parking for multiple cars. The front garden is adorned with greenery, including a lawn and an array of plants and shrubs, enhancing the curb appeal. The rear garden offers a lawn and a patio seating area, perfect for enjoying the outdoors.

## MUST BE VIEWED







- Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Diner
- Ground Floor Bathroom
- Second Floor W/C
- Driveway & Garage
- Enclosed Garden
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

13'3" x 8'1" (max) (4.05m x 2.47m (max))

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

### Living Room

19'2" x 12'7" (max) (5.85m x 3.86m (max))

The living room has carpeted flooring, a radiator, a feature fireplace and two UPVC double-glazed windows to the front and side elevations.

### Kitchen/Diner

12'7" x 10'0" (max) (3.85m x 3.07m (max))

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and swan neck mixer tap, space and plumbing for a washing machine, space for an oven, an extractor fan, partially tiled walls, a radiator, an in-built in storage cupboard, tiled effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

### Dining Room

12'8" x 8'9" (3.87m x 2.68m )

The dining room has carpeted flooring, a radiator, a decorative mantelpiece and sliding patio doors that provide access to the rear garden.

### Bathroom

8'0" x 5'5" (max) (2.46m x 1.66m (max))

The bathroom has low level dual flush W/C, a vanity storage unit with a wash basin, a panlled bath with a shower fixture, a radiator, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

## FIRST FLOOR

### Landing

11'5" x 8'0" (3.48m x 2.45m)

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

### Master Bedroom

12'7" x 12'0" (max) (3.86m x 3.67m (max))

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

### Bedroom Two

12'8" x 12'1" (3.87m x 3.69m )

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

### W/C

5'8" x 3'7" (1.74m x 1.11m )

The bathroom has a low level dual flush W/C, a pedestal wash basin, a tiled splashback, an in-built storage cupboard that houses the boiler.

## OUTSIDE

### Front

The front elevation has a block-paved driveway providing off-road parking for multiple cars, access to the garage, access to the rear garden, a lawn and a range of plants and shrubs.

### Garage

19'10" x 8'0" (6.07m x 2.46m )

The garage has courtesy lighting, a power supply, ample storage space, a window to the rear elevation and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a lawn, paved patio areas, plants and shrubs and fence panelling.

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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.

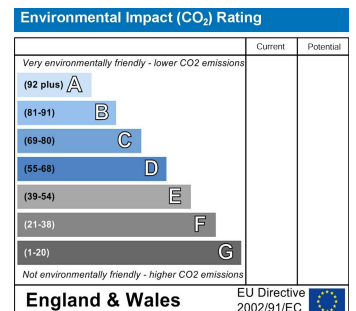
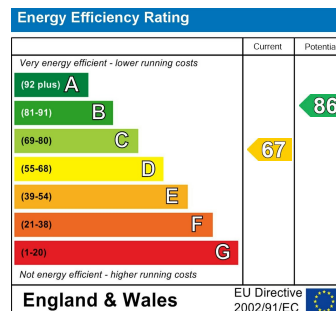
The vendor has advised the following:

Property Tenure is Freehold

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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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