

HoldenCopley

PREPARE TO BE MOVED

Bridge Street, Long Eaton, Derbyshire NG10 4QS

£140,000

NO UPWARD CHAIN...

Introducing this two-bedroom semi-detached house, offering plenty of potential and the added advantage of no upward chain. Conveniently located within easy reach of amenities, local conveniences, schools, colleges, and excellent commuting links via the M1 and transport services. Step inside to discover a blank canvas awaiting your personal touch. The ground floor presents two reception rooms and a fitted kitchen offering functionality and convenience for everyday living. Ascending to the upper level, you'll find two bedrooms, along with a three-piece bathroom suite. Outside, the property offers on-street parking at the front. The enclosed rear garden features a concrete patio and artificial lawn, providing a low-maintenance outdoor space.

MUST BE VIEWED



- Semi-Detached House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Plenty Of Potential
- Sold As Seen
- No Upward Chain
- Close To Local Amenities

GROUND FLOOR

Living Room

11'10" x 12'5" (3.63m x 3.81m)

The living room has a radiator, a UPVC double-glazed window to the front elevation and a single door providing access into the accommodation.

Dining Room

11'6" x 12'5" (3.52m x 3.81m)

The dining room has a radiator and a UPVC double-glazed window to the rear elevation.

Kitchen

9'4" x 7'8" (2.86m x 2.36m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space for a washing machine & cooker, partially tiled walls, a radiator, a UPVC double-glazed window to the side elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has a radiator, access to the first floor accommodation and access to the loft.

Master Bedroom

12'7" x 11'6" (3.84m x 3.51m)

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

Bedroom Two

7'11" x 8'11" (2.42m x 2.73m)

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

Bathroom

10'4" x 7'4" (3.15m x 2.25m)

The bathroom has a low level dual flush W/C, a countertop wash basin, a panelled bath, partially tiled walls, a radiator, an in-built storage cupboard, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a concrete patio, artificial lawn, a brick-built shed, fence panelling and a brick-wall boundary.

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

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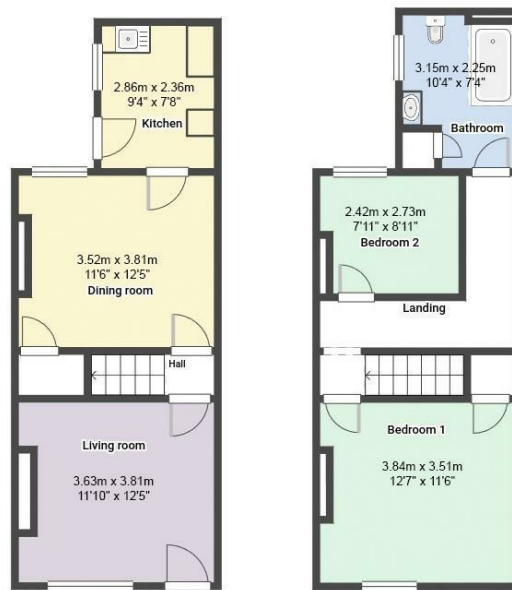
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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