

HoldenCopley

PREPARE TO BE MOVED

Russell Street, Long Eaton, Derbyshire NG10 4LU

Guide Price £190,000 - £200,000

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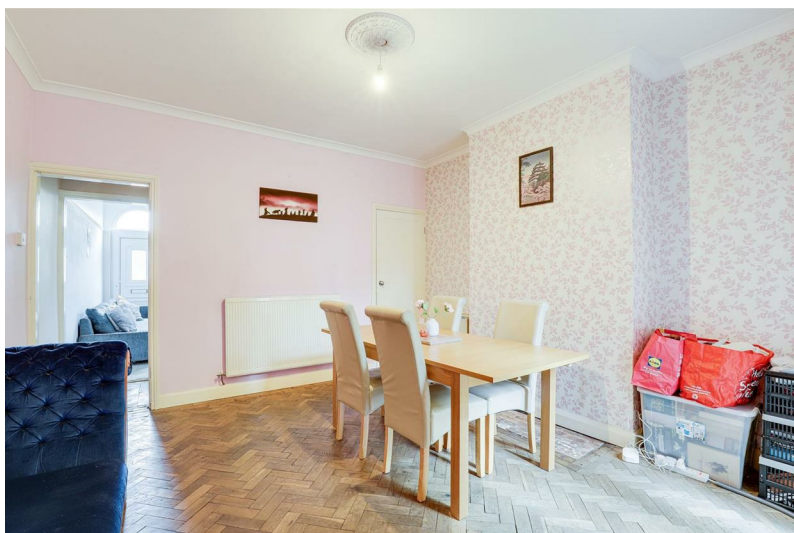


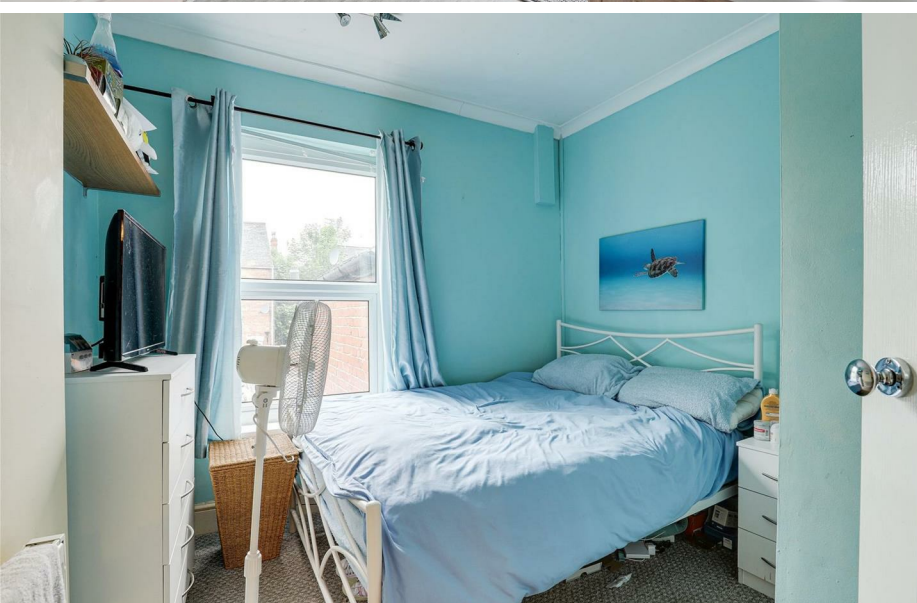
GUIDE PRICE £190,000 - £200,000

SEMI DETACHED HOUSE...

Welcome to this semi-detached house, perfectly positioned close to shops, schools, and a plethora of local amenities. With West Park just a stone's throw away and excellent transport links nearby, this property is ideal for a diverse range of buyers. The ground floor features a cosy living room, a hall, and a spacious dining room with French doors that open out to a serene rear garden. The well-appointed kitchen completes this level. On the first floor, you'll find two comfortable bedrooms and a three-piece bathroom suite. The second floor offers a generously sized third bedroom, perfect for a growing family or a home office. Outside, the property boasts a small courtyard at the front, adorned with established bushes and shrubs, along with gated access to the rear garden. The rear garden is a private, low-maintenance haven with a raised patio area, a shed equipped with electrics, planted borders, a gravelled area, and secure fencing and brick wall boundaries, providing a perfect blend of functionality and tranquillity. Don't miss out on the opportunity to make this delightful house your new home.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

11'6" x 12'7" (3.53m x 3.84m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a picture rail, coving to the ceiling, a ceiling rose, a feature fireplace, a TV point, and a UPVC door providing access into the accommodation.

Dining Room

12'8" x 13'3" (3.87m x 4.05m)

The dining room has Herringbone wood-effect flooring, a radiator, an in-built cupboard, coving to the ceiling, a ceiling rose, French doors opening to the rear garden, and open access into the kitchen.

Kitchen

10'0" x 6'9" (3.05m x 2.06m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a wall-mounted boiler, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

12'7" x 11'8" (3.85m x 3.58m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a picture rail, an open in-built cupboard, and carpeted flooring.

Bedroom Three

9'9" x 9'8" (2.98m x 2.95m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

6'10" x 9'10" (2.09m x 3.01m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

SECOND FLOOR

Bedroom Two

12'8" x 18'1" (3.87m x 5.53m)

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

OUTSIDE

Front

To the front of the front of the property is a small courtyard, with established bushes and shrubs, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance garden with a raised patio area, a shed with electrics, planted borders, a gravelled area, a fence and brick wall boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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.

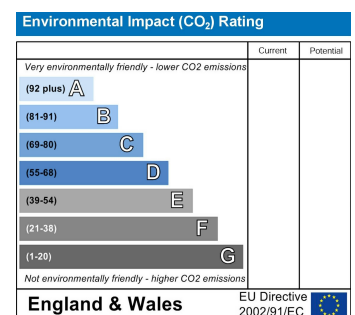
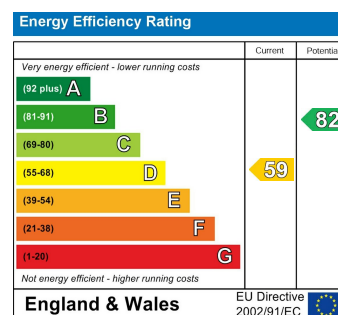
The vendor has advised the following:

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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