

HoldenCopley

PREPARE TO BE MOVED

Conway Street, Long Eaton, Nottinghamshire NG10 2AD

Offers Over £210,000

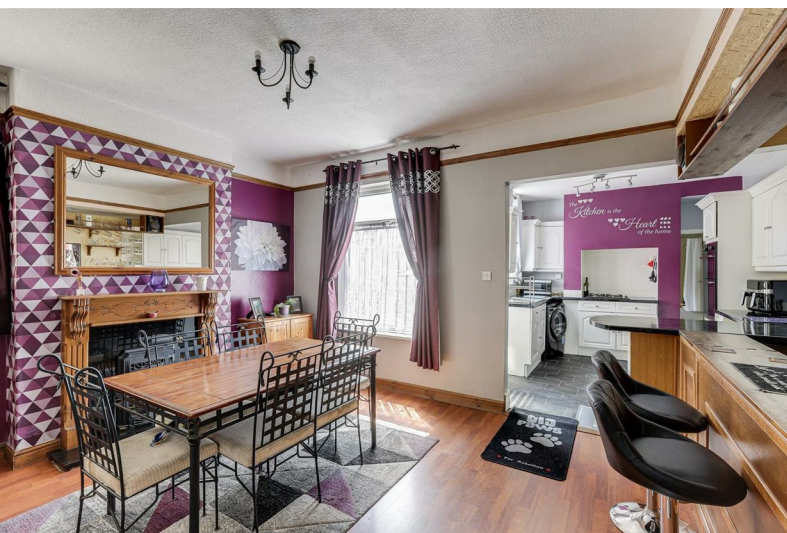
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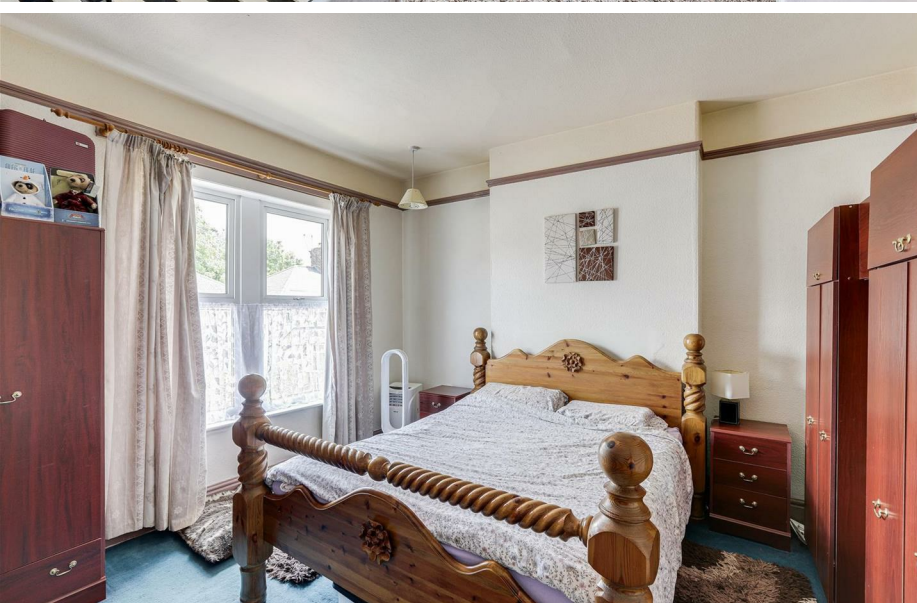


LOCATION LOCATION LOCATION...

This deceptively spacious three-bedroom semi-detached house would appeal to a variety of buyers. Situated in a sought-after location, this property is within close proximity to numerous local amenities, including the scenic Attenborough Nature Reserve, shops, excellent transport links and great school catchments. The ground floor features an entrance hall that leads into two generous reception rooms, providing ample space for relaxation and entertaining. The well-equipped fitted kitchen offers modern appliances and plenty of storage, complemented by a utility room for added convenience. Additionally, a stylish three-piece bathroom suite is located on the ground floor. The first floor boasts three well-proportioned bedrooms, ensuring comfortable accommodation for family or guests. There is also access to the loft, providing additional storage space. Externally, the property offers the availability for off-road parking at the front. The rear of the property features a large, south-facing garden with a lawn, a patio area for outdoor dining, a shed for storage and a greenhouse for gardening enthusiasts. This semi-detached house combines spacious living with an excellent location, making it an ideal choice for a wide range of buyers.

MUST BE VIEWED





- Semi Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Three Piece Bathroom Suite
- Large South Facing Garden
- Close To Local Amenities
- Recently Replaced Roof
- Potential For Off-Road Parking





GROUND FLOOR

Entrance Hall

12'9" x 6'4" (max) (3.91m x 1.95m (max))

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

Living Room

15'2" x 10'10" (max) (4.63m x 3.32m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a feature fireplace, a picture rail, coving and a ceiling rose.

Dining Room

17'3" x 12'11" (max) (5.26m x 3.96m (max))

The dining room has two UPVC double-glazed window to the rear and side elevation, a radiator, wood-effect flooring, a feature fireplace with a decorative surround, a picture rail, a built-in bar and open access to the kitchen.

Kitchen

10'5" x 9'10" (max) (3.19m x 3.01m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, a gas hob, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge, tile-effect flooring, an extractor fan, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

Utility Room

9'8" x 4'5" (2.97m x 1.35m)

The utility room has a UPVC double-glazed window to the side elevation, tile-effect flooring, a radiator and a wall-mounted boiler.

Bathroom

9'8" x 4'5" (2.97m x 1.36m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, tiled flooring and partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

7'2" x 3'11" (max) (2.19m x 1.21m (max))

The landing has carpeted flooring, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

13'8" x 12'9" (max) (4.17m x 3.89m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a picture rail.

Bedroom Two

13'0" x 9'9" (max) (3.97m x 2.99m (max))

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

Bedroom Three

9'9" x 7'1" (2.98m x 2.17m)

The third bedroom has a UPVC double-glazed window to the rear elevation, a radiator and access to the loft.

OUTSIDE

Front

To the front of the property is the availability for on street parking.

Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a lawn, a patio, a shed and a greenhouse.

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- 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G, some 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

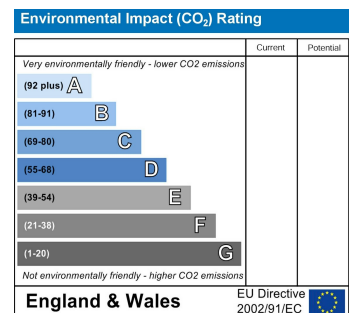
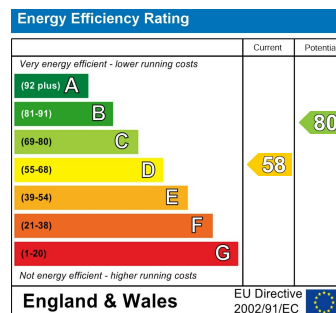
The vendor has advised the following:

Property Tenure is Freehold

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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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