

# HoldenCopley

PREPARE TO BE MOVED

Kirkwhite Avenue, Long Eaton, Derbyshire NG10 1BS

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Guide Price £160,000 - £170,000

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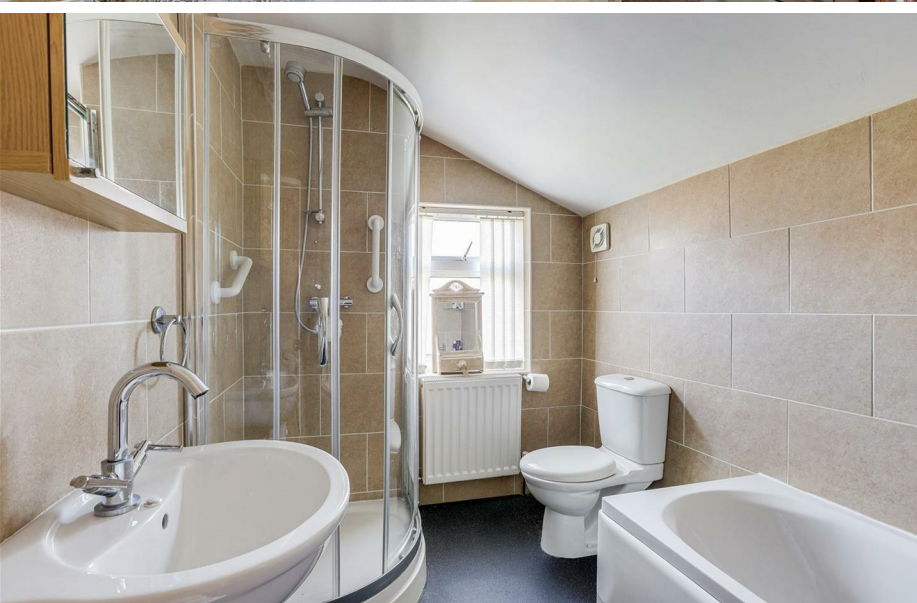
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GREAT STARTER HOME...

Nestled in a popular location, this two-bedroom end-terraced house presents an appealing opportunity for a variety of buyers. Positioned conveniently close to local amenities, excellent transport links, and well-regarded schools, it promises both convenience and comfort. The ground floor features a welcoming living room, alongside a dining room ideal for meals with family and friends. The fitted kitchen completes this level, offering practicality and style. Upstairs, the first floor accommodates two generously sized double bedrooms, each serviced by a four-piece bathroom suite, ensuring comfort and privacy. Outside, the rear of the property boasts a private garden, accessible via a utility room, featuring a neatly maintained lawn bordered by palisades, a charming seating area for outdoor enjoyment, and a useful shed for storage. This delightful home combines practical living spaces with amenities, making it an ideal choice for those seeking a comfortable and well-connected lifestyle.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Separate Utility
- Ample Storage Space
- Four-Piece Bathroom Suite
- Private Enclosed Garden
- On-Street Parking
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Living Room

12'0" x 11'6" (max) (3.66m x 3.53m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a Louis-style feature fireplace, a radiator, and a single UPVC door providing access into the accommodation.

### Under-Stair Storage

7'1" x 3'0" (2.18m x 0.92m )

This space has carpeted flooring.

### Dining Room

12'0" x 11'10" (max) (3.66m x 3.63m (max))

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and open access into the kitchen.

### Kitchen

9'4" x 6'4" (2.87m x 1.94m )

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, space for a cooker, tile-effect flooring, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the side elevation.

### Utility

6'8" x 5'0" (2.05m x 1.53m )

The utility room has fitted worktop, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted BAXI boiler, vinyl flooring, and a single door to access the garden.

## FIRST FLOOR

### Landing

15'5" x 9'1" (max) (4.71m x 2.78m (max))

The landing has carpeted flooring, a radiator, a wall-mounted handrail, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

12'1" x 11'6" (max) (3.69m x 3.51m (max))

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

### Bedroom Two

12'1" x 8'9" (max) (3.69m x 2.68m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a range of fitted wardrobes with over-the-bed storage cupboards.

### Bathroom

9'4" x 6'4" (max) (2.85m x 1.95m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, wall-mounted grab handles, a panelled bath with a shower fixture, a radiator, fully tiled walls, vinyl flooring, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

To the front of the property is on-street parking and side access to the rear. To the rear of the property is a private enclosed garden with a seating area, a lawn, a palisade border, a shed, and fence panelling.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available 1000 Mbps - download / 220 Mbps - upload

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – very low risk of surface water flooding / low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

## 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.

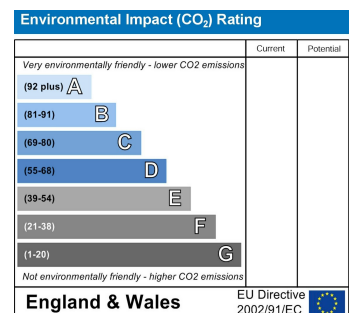
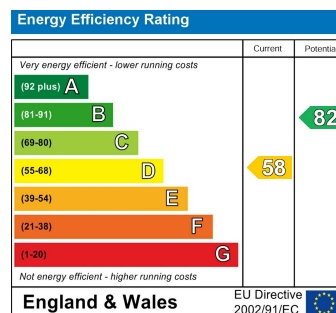
The vendor has advised the following:

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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