

HoldenCopley

PREPARE TO BE MOVED

Breedon Street, Long Eaton, Derbyshire NG10 4EU

Offers Over £175,000

NO UPWARD CHAIN...

Situated in a popular location, this two-bedroom semi-detached house offers an excellent opportunity for buyers seeking a property with plenty of potential and no upward chain. Perfectly positioned close to an array of local amenities, including shops and schools, this home also benefits from superb transport links via the M1 and the A52. On the ground floor, you'll find two versatile reception rooms ideal for relaxing and entertaining, along with a fitted kitchen. The upper level features two spacious double bedrooms, providing comfortable living quarters for family or guests. A three-piece bathroom suite includes a bath, sink, and toilet. Outside, the property boasts a driveway at the front, providing off-road parking for convenience. To the rear, a generous-sized garden with a lawn.

MUST BE VIEWED!



- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Plenty Of Potential
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

4'4" x 3'8" (max) (1.33m x 1.13m (max))

The entrance hall has exposed flooring, an wall-mounted electric heater and a single composite door providing access into the accommodation.

Living Room

12'8" x 12'2" (max) (3.88m x 3.73m (max))

The living room has exposed wooden flooring, a wall-mounted electric heater, ceiling coving, a fireplace and a UPVC double-glazed window to the front elevation.

Dining Room

11'4" x 10'2" (max) (3.47m x 3.10m (max))

The dining room has exposed flooring, a wall-mounted electric heater and UPVC double-glazed window to the rear elevation.

Kitchen

11'4" x 5'5" (3.46m x 1.66m)

The kitchen has fitted base units with worktops, a sink with a drainer and a mixer tap, a wall-mounted heater, access to the pantry, a UPVC double-glazed window to the rear elevation, a single-glazed obscure window to the side elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

9'10" x 6'2" (max) (3.02m x 1.90m (max))

The landing has exposed flooring, a single-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

16'0" x 12'2" (max) (4.90m x 3.72m (max))

The main bedroom has exposed flooring, a wall-mounted electric heater, a picture rail, an in-built storage cupboard, an original open fireplace and two UPVC double-glazed windows to the front elevation.

Bedroom Two

11'3" x 9'6" (max) (3.45m x 2.91m (max))

The second bedroom has exposed wooden flooring, an original open fireplace and a UPVC double-glazed window to the rear elevation.

Bathroom

7'11" x 6'2" (2.43m x 1.90m)

The bathroom has a low level flush W/C, a pedestal wash basin, a bath with an electric shower fixture, an extractor fan, a wall-mounted electric shaving point, exposed wooden flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the rear and a fence panelling boundary.

Rear

The rear garden has a lawn, a shed and hedge boundary's

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Room Heaters

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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:

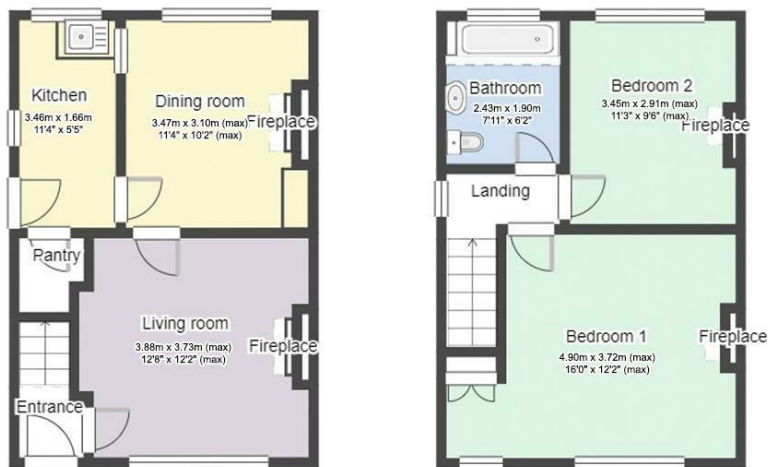
Property Tenure is Freehold

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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk