

HoldenCopley

PREPARE TO BE MOVED

Wellington Street, Long Eaton, Derbyshire NG10 4LY

Guide Price £160,000

GUIDE PRICE £160,000 - £170,000

NO UPWARD CHAIN...

This well-maintained two-bedroom semi-detached house, offered with no upward chain, is move-in ready and ideal for first-time buyers or investors. Located in a popular area, it benefits from being just a short walk away from local amenities and offers excellent commuting links, with easy access to the M1 and A52, providing quick routes to both Derby and Nottingham. The property is also within close proximity to Long Eaton town centre. The ground floor features two spacious reception rooms, perfect for entertaining or relaxing, along with a fitted kitchen. Upstairs, there are two double bedrooms, a well-appointed bathroom suite, and access to a boarded loft, providing additional storage space. Outside, on-street parking is available at the front, while the rear boasts a low-maintenance yard with access to a brick-built outhouse, which offers versatility as a utility room or workshop.

MUST BE VIEWED



- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Boarded Loft
- Low Maintenance Garden
- Brick-Built Utility Outhouse
- Popular Location
- Must Be Viewed

GROUND FLOOR

Living Room

12'9" x 11'7" (max) (3.91m x 3.54m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a fitted base unit, a radiator, and a UPVC door providing access into the accommodation.

Corridor

2'9" x 2'11" (0.84m x 0.89m)

The corridor has wood-effect flooring and an in-built cupboard.

Dining Room

12'9" x 11'9" (max) (3.89m x 3.59m (max))

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a dado rail, coving to the ceiling, a ceiling rose, a recessed chimney breast alcove with an exposed brick surround and a tiled hearth.

Kitchen

9'8" x 6'10" (2.96m x 2.09m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and an extractor fan, space for a fridge freezer, an integrated and plumbing for a washing machine, a wall-mounted boiler, tiled flooring, tiled splashback, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

14'11" x 9'0" (max) (4.56m x 2.76m (max))

The landing has carpeted flooring, a radiator, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

12'10" x 11'6" (max) (3.93m x 3.53m (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

11'11" x 9'8" (max) (3.65m x 2.96m (max))

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

Bathroom

9'8" x 6'11" (max) (2.97m x 2.12m (max))

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a panelled bath with a wall-mounted electric shower fixture and a shower screen, tile-effect flooring, partially tiled walls, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

To the rear of the property is a low maintenance garden with external lighting and access into the brick-built outhouse, which is currently being used as a utility room.

Utility Outhouse

12'1" x 7'3" (3.70m x 2.23m)

This space has lighting, power points, a single-glazed window, and a wooden door providing access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Low risk for surface water / very low for rivers & sea

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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