

HoldenCopley

PREPARE TO BE MOVED

Kirkdale Gardens, Long Eaton, Derbyshire NG10 3JA

Guide Price £250,000

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GUIDE PRICE £250,000 - £270,000

PERFECT FOR A RANGE OF BUYERS...

This inviting three-bedroom semi-detached house offers a fantastic opportunity for first-time buyers, families, or investors. Set in a sought-after location close to reputable schools, local amenities, and excellent transport links, including Long Eaton Train Station and the M1, it's ideal for commuters and families alike. The ground floor features a welcoming porch, a spacious living room, and a fitted kitchen that opens into the dining room—perfect for everyday living and entertaining. Upstairs, three well-proportioned bedrooms are served by a contemporary three-piece bathroom suite. Outside, the property boasts a driveway with double gated access to the garage, providing secure parking, while the low-maintenance rear garden is an ideal space for relaxing or play.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Open Plan Dining
- Modern Bathroom Suite
- Low Maintenance Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has wood-effect flooring and a composite door providing access into the accommodation.

Living Room

11*8" x 16*9" (3.57m x 5.11m)

The living room has a full height UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a TV point with wall alcoves, an in-built under-stair cupboard, and double doors leading into the kitchen.

Kitchen

7*9" x 15*11" (2.38m x 4.87m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan and splashback, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, tiled splashback, wood-effect flooring, a UPVC double-glazed window to the rear elevation, and open access to the dining area.

Dining Room

7*11" x 8*5" (2.43m x 2.59m)

The dining room has wood-effect flooring and double French doors with fitted blinds opening out to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

12*0" x 10*1" (3.67m x 3.08m)

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

Bedroom Two

11*11" x 9*9" (3.65m x 2.98m)

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

Bedroom Three

5*7" x 9*1" (1.71m x 2.77m)

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

Bathroom

5*10" x 8*0" (1.78m x 2.45m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, a chrome heated towel rail, wood-effect flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawn, a driveway, external lighting, and double gated access to the garden and the garage towards the rear.

Rear

To the rear of the property is a private enclosed garden with a patio area, an artificial lawn, a shed, an outdoor tap, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
Phone Signal – Mostly 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric or Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk Area - Low risk for rivers & sea / very low for surface water
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

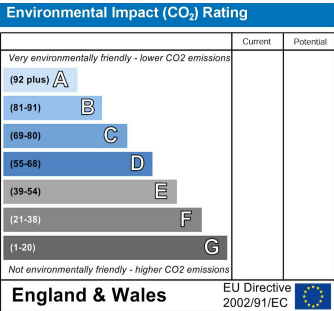
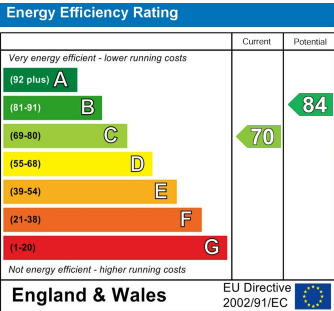
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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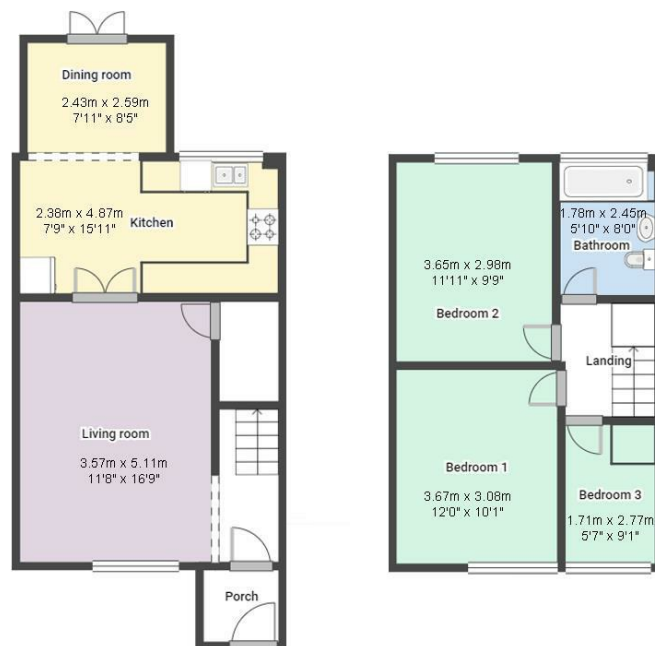
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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