

HoldenCopley

PREPARE TO BE MOVED

Longmoor Road, Long Eaton, Derbyshire NG10 4EJ

Guide Price £160,000

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GUIDE PRICE £160,000 - £180,000

This mid-terraced house is bursting with potential and offered with no upward chain, making it an ideal choice for first-time buyers or investors. The ground floor has an entrance hall leading to a reception room, and a spacious open-plan kitchen diner. Upstairs, you'll find two generously sized double bedrooms, a comfortable single room, and a modern bathroom featuring a walk-in shower enclosure for added convenience. Outside, the property boasts a low-maintenance front garden, while the enclosed rear garden offers a patio area, a lawn, and a brick-built outhouse with lighting and power points. Situated in a quiet residential area, the home is within easy reach of local shops, schools, and essential amenities and excellent transport links via the M1 and A52.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Reception Room
- Kitchen Diner
- Three-Piece Bathroom Suite
- Enclosed Rear Garden With Outhouse
- No Upward Chain
- Plenty Of Potential
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8*8" x 6*1" (2.65m x 1.87m)

The entrance hall has carpeted flooring, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

12*1" x 10*1" (3.70m x 3.08m)

The living room has carpeted flooring, a radiator, a TV point, a fireplace, and a UPVC double-glazed window to the front elevation.

Kitchen Diner

18*9" x 12*6" (5.72m x 3.83m)

The kitchen has fitted wall and base units with rolled edge worktops, space and plumbing for a washing machine, space for a cooker, space for a fridge freezer, an in-built pantry, a stainless steel sink with taps and a drainer, partially tiled walls, a breakfast bar, a fireplace, a radiator, space for a dining table, wood-effect and carpeted flooring, UPVC double-glazed windows to the side elevation, and a single UPVC door providing side access.

FIRST FLOOR

Landing

6*10" x 8*5" (2.10m x 2.59m)

The landing has carpeted flooring, in-built cupboards, and provides access to the first floor accommodation. Additionally, there is access to the loft.

Bedroom One

13*3" x 10*6" (4.05m x 3.22m)

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

Bedroom Two

13*3" x 10*11" (4.06m x 3.35m)

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

Bedroom Three

10*2" x 6*9" (3.11m x 2.08m)

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

Bathroom

6*9" x 6*7" (2.06m x 2.01m)

The bathroom has a low-level dual flush W/C combined with a sunken wash basin and fitted storage, a walk-in shower enclosure with an overhead mains fed shower, a chrome heated towel rail, an extractor fan, recessed spot lights, vinyl flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a low maintenance garden with a picket fence boundary and on-street parking.

Rear

To the rear of the property is an enclosed garden, a patio area, an artificial lawn, a brick-built shed, various plants and shrubs, and fenced panelled boundaries.

Shed

6*1" x 8*0" (1.86m x 2.44m)

The shed has lighting, power points, a UPVC double-glazed obscure window, and a wooden door providing access.

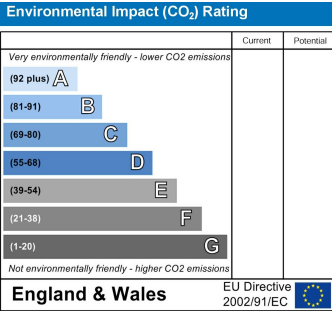
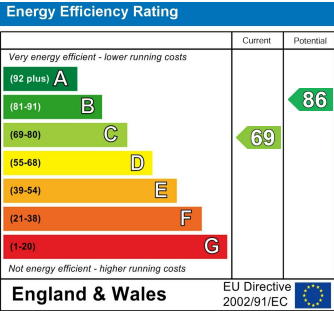
ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – good 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+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

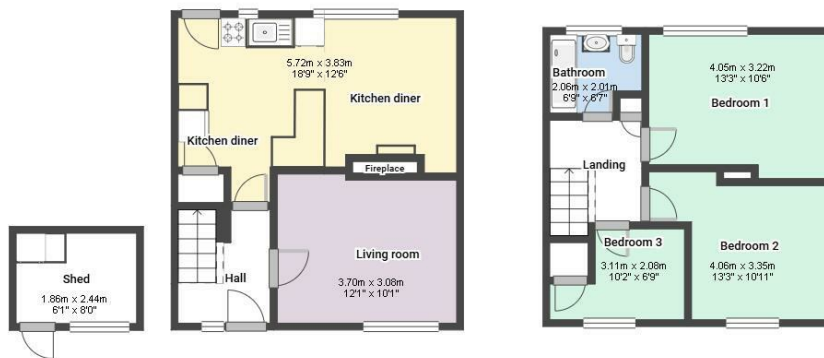
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
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Details are available upon request.



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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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