

HoldenCopley

PREPARE TO BE MOVED

Calderdale Drive, Long Eaton, Derbyshire NG10 3PP

Offers Over £190,000

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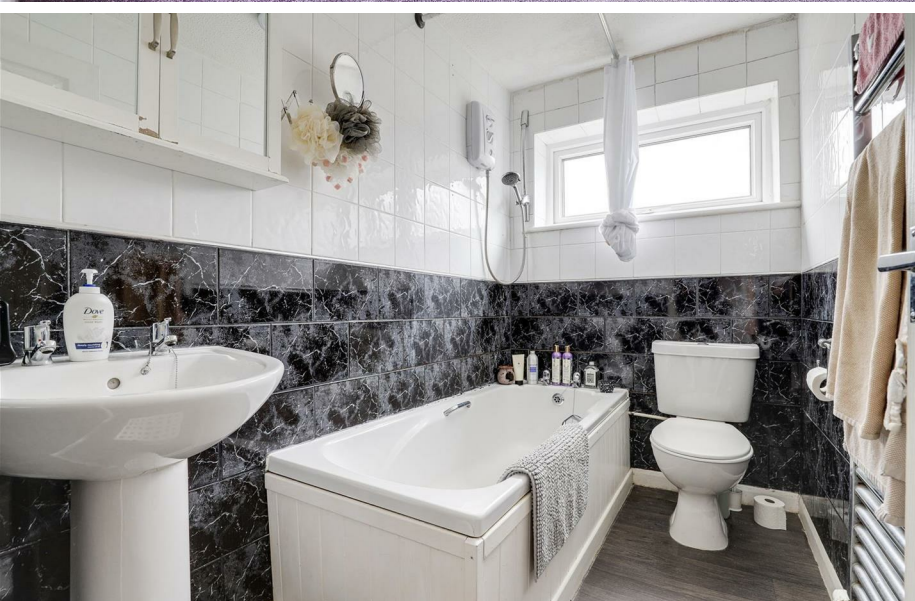


PERFECT STARTER HOME...

This two-bedroom end-terraced house is move-in ready, making it an ideal starter home or investment opportunity. The property has been thoughtfully updated with a new boiler, new radiators, and fresh plastering throughout, ensuring comfort and efficiency. Located in a quiet cul-de-sac within easy reach of the centre of Long Eaton, the house is conveniently close to a variety of supermarkets, retail outlets, schools, healthcare, and sports facilities. It is also adjacent to playing fields and offers easy access to scenic walks leading to Breaston and other nearby areas. The property boasts excellent transport links, including proximity to junctions 24 and 25 of the M1, East Midlands Airport, train stations at Long Eaton and East Midlands Parkway, and the A52, providing good connections to Nottingham, Derby, and other towns and cities in the East Midlands. On the ground floor, you will find an inviting entrance porch, a spacious living room, and a well-equipped kitchen. The first floor features two bedrooms served by a bathroom suite. Outside, the front of the property offers a lawned garden and access to a separate garage for off-road parking, while the rear presents a beautifully maintained garden with a patio area, lawn, and a shed.

MUST BE VIEWED





- End-Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Gardens To Front & Rear
- Perfect First-Time Buy
- New Boiler & Radiators
- Separate Garage
- Quiet Cul-De-Sac Location





GROUND FLOOR

Porch

The porch has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

Living Room

11'10" x 19'8" (3.63m x 6.00m)
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a TV point, and a wall-mounted smart heating thermostat.

Kitchen

9'1" x 11'10" (2.77m x 3.61m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a tap and drainer, an integrated double oven, a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, tiled splashback, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

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

Bedroom One

8'7" x 11'11" (2.62m x 3.65m)
The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bedroom Two

10'7" x 11'10" (3.24m x 3.62m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

7'11" x 4'8" (2.42m x 1.44m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, wood-effect flooring, fully tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with various shrubs and gated access to the garden.

Garage

The garage is located next to the property and features power outlets and an up-and-over door.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a patio pathway, a range of plants and shrubs, wood chippings, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach
Broadband Speed - Superfast - 35 Mbps (download) 6 Mbps (upload)
Phone Signal – Mostly 4G & 5G Network
Electricity – Mains Supply
Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk Area - Low risk
Non-Standard Construction – TBC
Any Legal Restrictions – TBC
Other Material Issues – TBC

DISCLAIMER

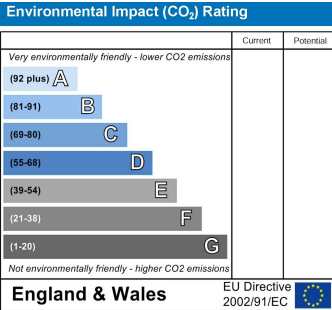
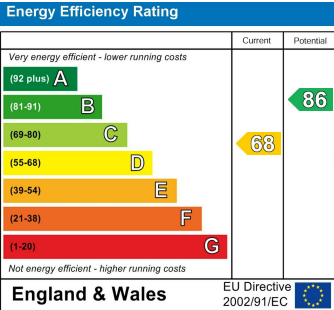
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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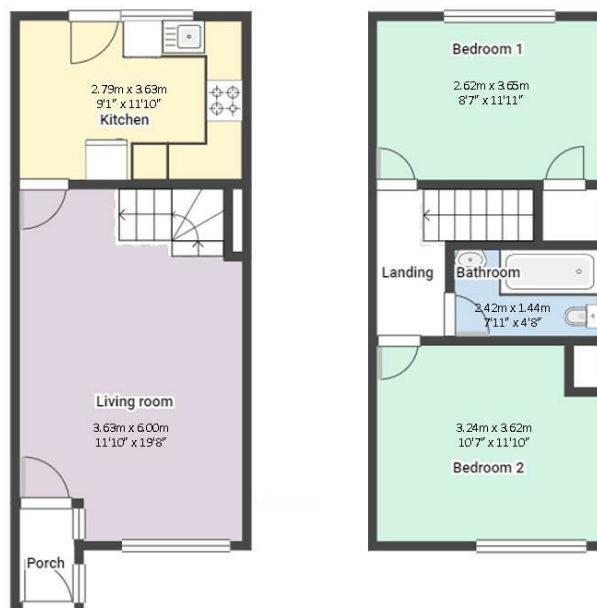
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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