

# HoldenCopley

PREPARE TO BE MOVED

Gladstone Street, Long Eaton, Derbyshire NG10 1DG

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Guide Price £170,000 - £180,000



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## WELL PRESENTED END TERRACED HOUSE...

Nestled in a highly sought-after location, this two-bedroom end-terraced home offers an excellent opportunity for first-time buyers and investors alike. Ideally positioned within easy reach of a wide range of local amenities, including the beautiful Attenborough Nature Reserve, local shops, and fantastic transport links, this property perfectly balances comfort and convenience. Upon entering, you are welcomed into a spacious living room that provides a cosy yet generous space for relaxing or entertaining. This flows seamlessly into a well-presented fitted kitchen, offering ample storage and access to the rear garden. Upstairs, the first floor hosts two well-proportioned double bedrooms and a three-piece bathroom suite. From the landing, there is access to a useful loft room, ideal for additional storage. To the front, the property benefits from a low-maintenance patio area with a brick-wall boundary and on-street parking available. The rear garden is fully enclosed, offering a private and low-maintenance outdoor space complete with a patio area, fencing, and a garden shed.

MUST BE VIEWED







- End Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Loft Room
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Ideal For First Time Buyers
- Popular Location
- Must Be Viewed











GROUND FLOOR

Living Room

13\*2" max x 12\*11" (4.03m max x 3.94m)

The living room has two UPVC double glazed windows to the front elevation, a radiator, a TV point, carpeted flooring, and a UPVC door providing access to the accommodation.

Kitchen

13\*7" max x 13\*2" (4.15m max x 4.03m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel circular sink and drainer with a mixer tap, an integrated oven, ceramic hob with extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer and a dining table, an in-built cupboard, recessed spotlights, wooden ceiling beams, tiled splashback, tiled flooring, two UPVC double-glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

5\*7" x 2\*10" min (1.71m x 0.87m min)

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

Bedroom One

13\*2" max x 11\*6" (4.03m max x 3.52m)

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

Bedroom Two

11\*3" x 7\*4" (3.45m x 2.24m)

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

Bathroom

5\*6" x 5\*5" (1.70m x 1.66m)

The bathroom has a UPVC double-glazed obscure window to the rear elevation, a low-level flush W/C, a pedestal wash basin, and a panelled bath with a wall-mounted rainfall shower, handheld shower attachment, and shower screen, an extractor fan, partially tiled walls, and tiled flooring with underfloor heating

SECOND FLOOR

Converted Loft Room

12\*9" x 9\*8" (3.91m x 2.97m)

The loft has a Velux window, lighting, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a courtyard, and there is shared access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring an outside tap, a decked seating area with a pergola, a lawn, an additional patio seating area, a shed, panelled fencing, and gated access

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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.

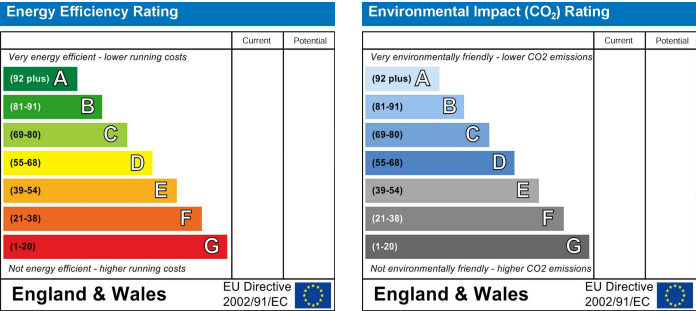
The vendor has advised the following:  
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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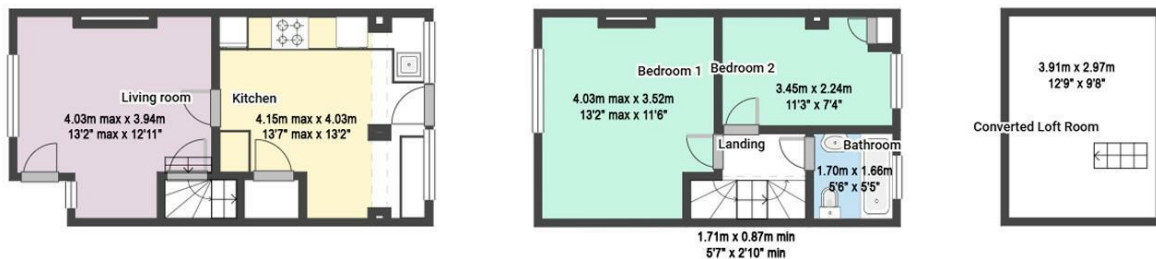
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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