

HoldenCopley

PREPARE TO BE MOVED

Albert Road, Long Eaton, Derbyshire NG10 1JZ

Guide Price £210,000

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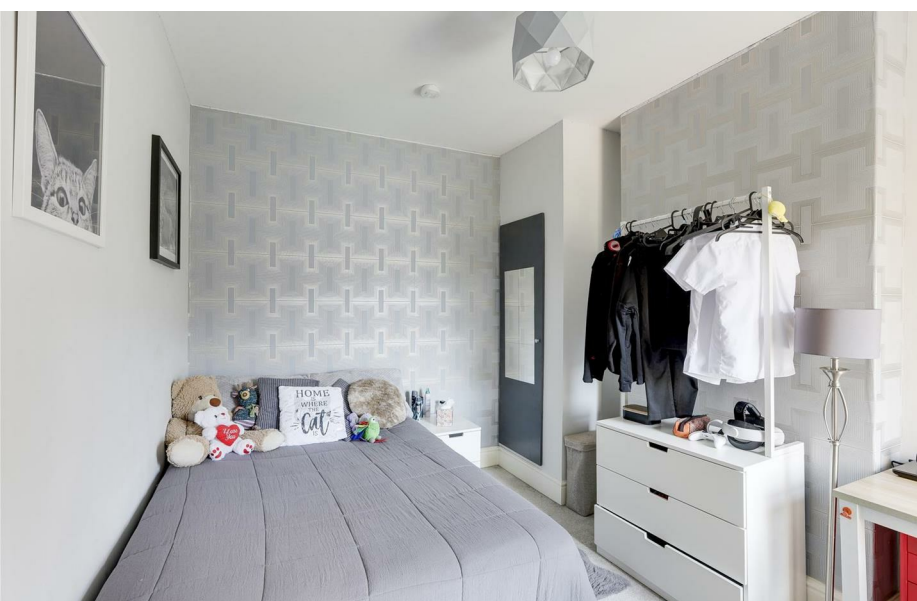
GUIDE PRICE: £210,000 - £230,000

SPACIOUS HOME WITH CHARACTER FEATURES & NO UPWARD CHAIN...

This three-bedroom semi-detached house offers an abundance of space, high ceilings, and a wealth of character – making it a perfect purchase for a range of buyers, from growing families to those looking to step onto the property ladder. Situated in a prime central location, the property is ideally positioned within close proximity to a wide range of local amenities, excellent transport links, and sought-after schools. To the ground floor, the property boasts an inviting entrance hall with stunning original Minton tiled flooring, two spacious reception rooms perfect for both relaxing and entertaining, a galley-style kitchen complete with granite worktops and integrated appliances, a practical utility room, and a convenient ground floor WC. Upstairs, the first floor hosts three well-proportioned bedrooms, all serviced by a modern family bathroom suite. Outside, to the front of the property is on-street permit parking, while to the rear is a low-maintenance garden – ideal for enjoying the warmer months.

MUST BE VIEWED





- Semi-Detached House With No Upward Chain
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Separate Utility & WC
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Permit Parking
- Prime Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8*7" x 6*2" (max) (2.64m x 1.90m (max))

The entrance hall has Minton tiled flooring, a radiator, carpeted stairs, coving to the ceiling, and a single UPVC door providing access into the accommodation.

Living Room

14*9" x 12*8" (max) (4.51m x 3.88m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, a further UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, and a radiator.

Dining Room

12*8" x 12*2" (max) (3.88m x 3.71m (max))

The dining room has carpeted flooring, a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built under stair cupboard.

Under Stair Cupboard

8*2" x 6*0" (max) (2.49m x 1.84m (max))

Kitchen

10*4" x 7*10" (3.17m x 2.39m)

The kitchen has a range of fitted base and wall units with granite worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven, a gas hob with an extractor hood, an integrated fridge, tiled flooring, tiled splashback, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

Utility

5*10" x 5*1" (max) (1.79m x 1.57m (max))

The utility room has fitted base units with a granite worktop, a freestanding washing machine and tumble-dryer, tiled flooring, tiled splashback, and a UPVC double-glazed obscure window to the side elevation.

W/C

6*3" x 2*9" (1.91m x 0.84m)

This space has a low level dual flush WC, a wash basin with fitted storage underneath, tiled flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

18*10" x 6*9" (max) (5.76m x 2.08m (max))

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

Bedroom One

12*11" x 12*8" (max) (3.96m x 3.87m (max))

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

Bedroom Two

12*2" x 9*8" (max) (3.71m x 2.97m (max))

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

Bedroom Three

9*11" x 7*11" (max) (3.04m x 2.42m (max))

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

Bathroom

6*1" x 5*3" (1.87m x 1.61m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an electric shower fixture and a shower screen, LVT flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, access to the loft, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is on-street permit parking and side gated access to the rear garden.

Rear

To the rear of the property is an enclosed low maintenance garden with patio and gravelled areas, an outdoor tap, and a combination of brick-wall and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available -
- Broadband Speed - **Mbps
- Phone Signal – 3G / 4G / 5G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or Gas Central Heating – Connected to Mains Supply
- Septic Tank –
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area -
- Non-Standard Construction –
- Any Legal Restrictions –
- Other Material Issues –

DISCLAIMER

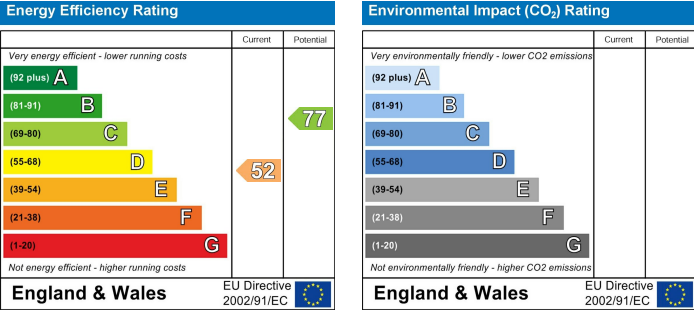
Council Tax Band Rating - Council - Band
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

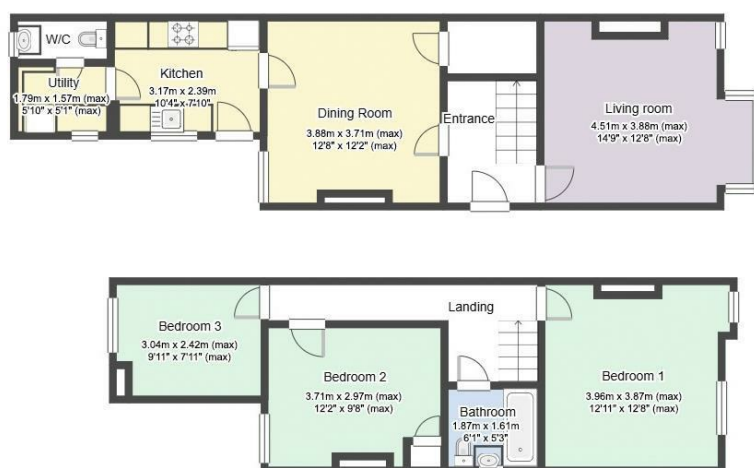
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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