

# HoldenCopley

PREPARE TO BE MOVED

Friar Street, Long Eaton, Derbyshire NG10 1BZ

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£170,000

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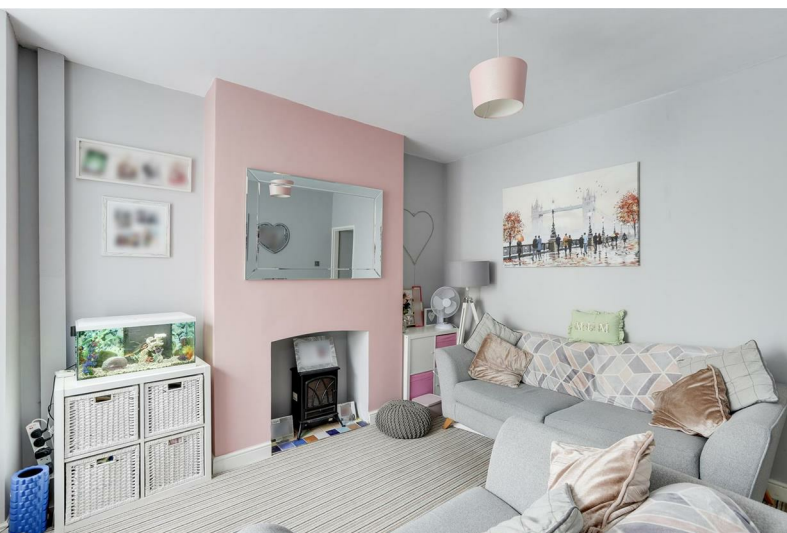




## IDEAL FOR FIRST TIME BUYERS...

Situated in the popular location of Long Eaton, this two bedroom terraced house is an ideal purchase for first time buyers and investors alike. Providing excellent transport links, including being close to the M1, and being close to local amenities such as shops, parks, and schools, this property is perfect for modern living. Internally, the ground floor of the property has a porch leading into a cosy living room with a feature fire, and a separate dining room, a contemporary fitted kitchen, and access to the rear garden. Upstairs are two well-proportioned bedrooms serviced by a three piece bathroom suite. Externally, the front of the property offers street parking and a courtyard style front garden, meanwhile to the rear is a low-maintenance garden with a paved patio seating area - perfect for enjoying the warmer months.

## MUST BE VIEWED







- Mid Terrace House
- Two Bedrooms
- Living Room With A Feature Fireplace
- Separate Dining Room
- Spacious Fitted Kitchen
- Three Piece Bathroom Suite
- Ample Storage Space
- Low-Maintenance Garden
- Popular Location
- Must Be Viewed











## Porch

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

The living room has carpeted flooring, a feature fire in a chimney breast alcove with a hearth, a radiator, an overhead wood-framed single-glazed window to the front elevation, a UPVC double-glazed bay window to the front elevation, and a single door providing access via the porch.

The corridor has carpeted flooring and an in-built storage cupboard.

The dining room has carpeted flooring, a chimney breast with an alcove, a radiator, and a UPVC double-glazed window to the rear elevation.

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker with a stainless steel extractor fan, space and plumbing for a washing machine, space for an undercounter fridge and freezer, a wall-mounted combi boiler, tiled flooring, partially tiled walls, a radiator, two UPVC double-glazed windows to the side and rear elevations, and a single UPVC door leading out to the rear garden.

## Landing

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

The main bedroom has carpeted flooring, an in-built storage cupboard, a radiator, and two UPVC double-glazed windows to the front elevation.

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

The bathroom has a low level dual flush W/C, a pedestal wash basin with a swan neck mixer tap, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

## Front

To the front of the property is a courtyard style front garden, and availability for street parking.

## Rear

To the rear of the property is a low maintenance rear garden with a paved patio seating area, a shed, and fence-panelled boundaries.

## Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of Surface water flooding

Very low risk of Rivers and the sea flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales**

EU Directive  
2018/1543



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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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