

HoldenCopley

PREPARE TO BE MOVED

Longmoor Road, Long Eaton, Derbyshire NG10 4FP

Guide Price £240,000

Longmoor Road, Long Eaton, Derbyshire NG10 4FQ



GUIDE PRICE £240,000 - £250,000

NO UPWARD CHAIN...

Offered to the market with no upward chain and nestled in the popular and convenient location of Long Eaton, this three bedroom semi-detached house presents an exceptional opportunity for a variety of buyers. Boasting excellent transport links via the A52 and M1, as well as close proximity to local amenities, and being within walking distance of Longmoor Primary School and Springfield Park, convenience is at your doorstep. Internally, the ground floor of the property offers a spacious living room, perfect for relaxation, and a modern fitted kitchen diner, ideal for cooking and family gatherings, with double French doors leading out to the rear garden. Upstairs, the first floor is home to two double bedrooms and a single - with great potential to be a children's nursery, a dressing room, or a home office, serviced by a three piece bathroom suite. Outside, the front of the property benefits from a low maintenance garden with bark and a fence-panelled boundary, while the rear garden offers a decked patio area, courtesy lighting, a lawn, slated borders, and a pathway. Additionally, the fenced boundary ensures privacy, while gated access leads to the garage and a driveway providing off-street parking.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bright & Airy Living Room
- Modern Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Well-Presented Throughout
- HIVE Heating & Thermostat
- Well-Presented & Modern Throughout
- Off-Street Parking & Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*8" x 4*8" (max) (1.74m x 1.43m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, built-in storage, a HIVE thermostat, a UPVC double-glazed window to the side elevation, and a single composite door leading into the accommodation.

Living Room

12*9" x 11*10" (max) (3.90m x 3.61m (max))

The living room has wood-effect flooring, a vertical radiator, a TV-point, a UPVC double-glazed bow window to the front elevation, and open access to the kitchen/diner.

Kitchen/Diner

15*9" x 10*6" (max) (4.81m x 3.21m (max))

The kitchen/diner has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated oven and gas hob with a stainless steel extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, a vertical radiator, a built-in storage cupboard, recessed spotlights, UPVC double-glazed windows to the rear elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

8*10" x 6*6" (2.70m x 2.00m)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11*10" x 8*11" (3.63m x 2.74m)

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

Bedroom Two

11*3" x 9*0" (3.43m x 2.75m)

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

Bedroom Three

8*3" x 6*7" (max) (2.53m x 2.01m (max))

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

Bathroom

6*5" x 5*6" (1.98m x 1.70m)

The bathroom has a concealed low level dual flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, wood-effect flooring, tiled walls, a chrome heated towel rail, recessed spotlights, 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 pathway, wood chippings, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a raised decked seating area, a lawn, blue slate chipping borders, gated access, and fence panelled boundaries.

Garage

16*4" x 7*6" (approx) (5.00m x 2.30m (approx))

The garage has an up and over door and provides ample storage space.

ADDITIONAL INFORMATION

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)

220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

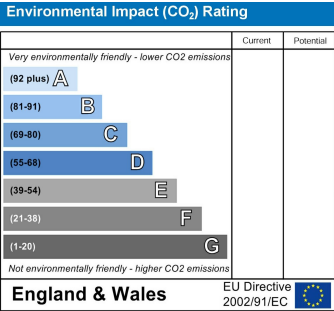
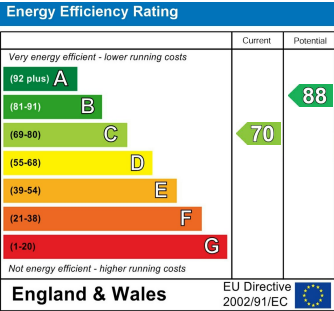
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Longmoor Road, Long Eaton, Derbyshire NG10 4FQ

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.