

HoldenCopley

PREPARE TO BE MOVED

Stafford Street, Long Eaton, Derbyshire NG10 2ED

£210,000

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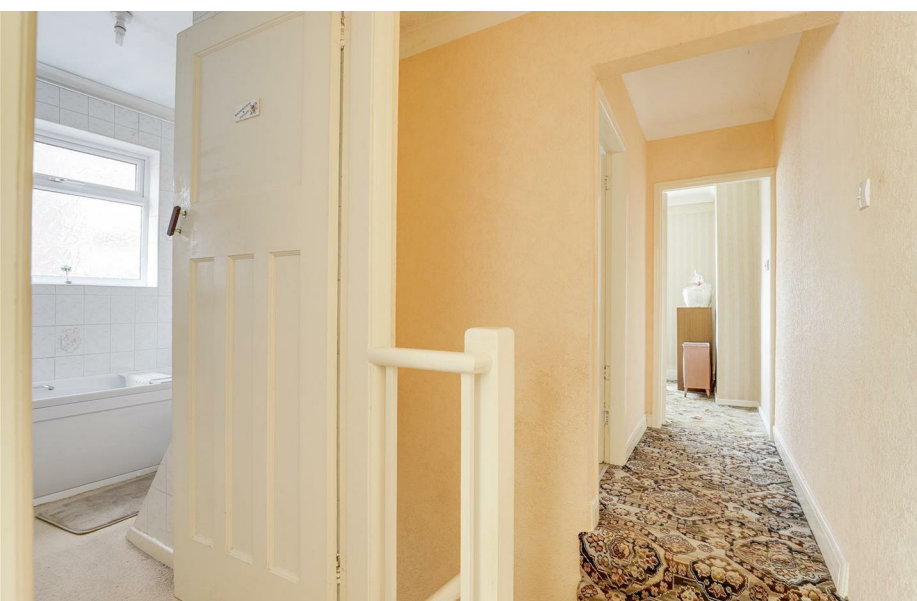


SEMI DETACHED HOUSE...

This semi-detached house is set in a popular residential location, well-regarded for its convenient transport links, making it suitable for a wide range of buyers. On entering the property, you are welcomed by an entrance hall which provides access to a useful downstairs W/C. The living room benefits from a bay fronted window, filling the space with natural light and creating a warm and inviting atmosphere. Adjacent to this is the dining room, which opens directly into the fitted kitchen, providing a practical and sociable layout ideal for both everyday living and entertaining. Upstairs, there are three comfortable bedrooms, each offering ample space, along with a well-appointed three-piece bathroom suite. The accommodation is versatile and can easily be adapted to suit individual needs. Externally, the front of the house features a small courtyard and gated access leading through to the rear garden. The rear garden itself is enclosed and thoughtfully maintained, featuring a lawn, planted borders, a garden shed, and a greenhouse. The fenced boundaries offer privacy and security, making the outdoor space perfect for relaxing or gardening.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'11" x 9'7" (3.04m x 2.93m)

The entrance hall has a UPVC double glazed window to the side elevation, carpeted flooring, an in-built cupboard, a radiator, coving to the ceiling, and a door providing access into the accommodation.

W/C

4'10" x 2'5" (1.49m x 0.74m)

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, coving to the ceiling, and vinyl flooring.

Living Room

13'1" x 12'5" (4.00m x 3.80m)

The living room has a double glazed bay window to the front elevation, a wall-mounted fire, a radiator, coving to the ceiling, and carpeted flooring.

Dining Room

14'11" x 13'1" (4.57m x 3.99m)

The dining room has carpeted flooring, a radiator, a TV point, coving to the ceiling, and open access into the kitchen.

Kitchen

12'3" x 7'3" (3.75m x 2.22m)

The kitchen has fitted base units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine. coving to the ceiling, a double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

12'5" x 6'5" (3.81m x 1.98m)

The landing has carpeted flooring, coving to the ceiling, and access to the first floor accommodation.

Bedroom One

13'2" x 11'0" (4.03m x 3.37m)

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

Bedroom Two

13'1" x 8'6" (3.99m x 2.61m)

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

Bedroom Three

9'9" x 6'0" (2.99m x 1.84m)

The third bedroom has a double glazed window to the side elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

8'11" x 5'10" (2.72m x 1.79m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, coving to the ceiling, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a lawn, planted borders, a shed, a greenhouse, and a fence panelled boundary.

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 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.

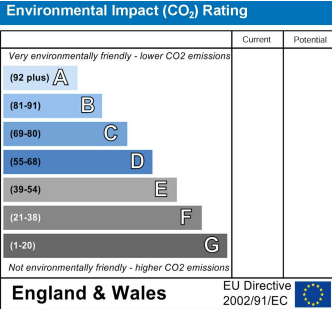
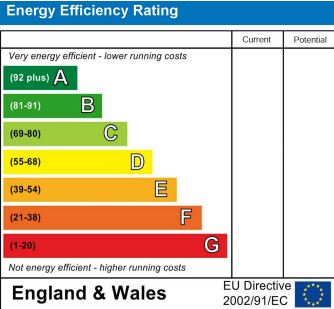
The vendor has advised the following:

Property Tenure is Freehold

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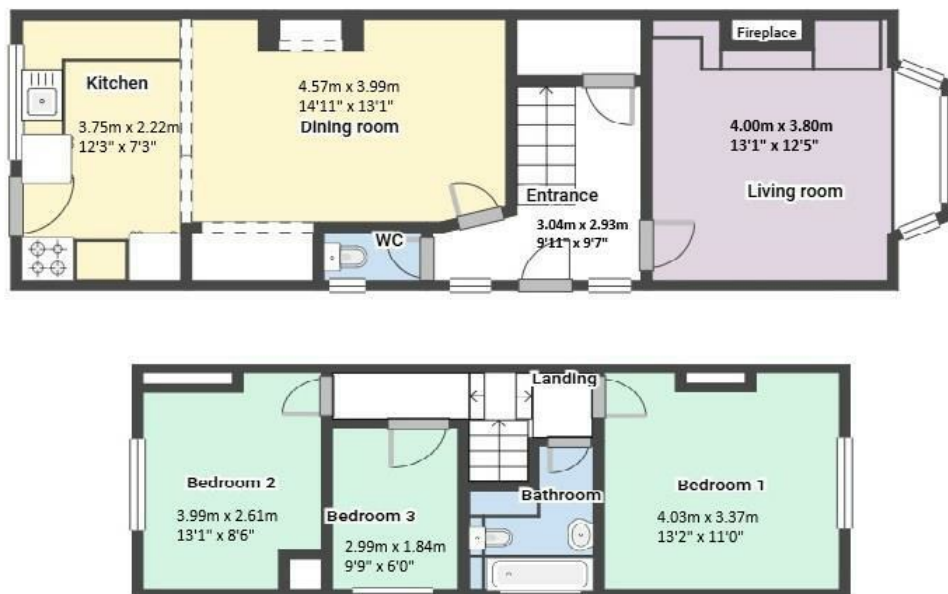
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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