

HoldenCopley

PREPARE TO BE MOVED

Thirlmere Road, Long Eaton, Derbyshire NG10 4DS

£140,000

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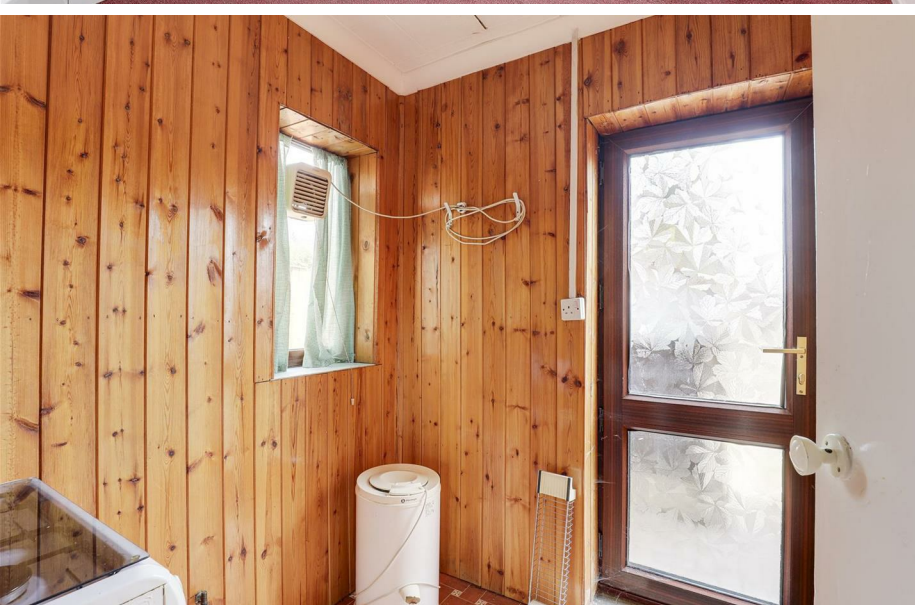


NO UPWARD CHAIN...

Offered to the market with no upward chain, this two bedroom semi-detached house is an ideal purchase for a wide range of buyers, whether you're a first-time buyer ready to get onto the property ladder, or an investor seeking a well-placed opportunity to upgrade their portfolio! The property is situated in a popular and convenient location with easy access to various local amenities including shops, schools and excellent transport links including the M1 motorway and links to Nottingham City Centre and Derby City Centre. Internally, the ground floor of the home offers a living room with a fireplace, a fitted kitchen, and a utility room with access out to the rear garden. Upstairs, the first floor features two well-proportioned bedrooms, serviced by a three piece bathroom suite. Externally, the front of the property offers a driveway, and a courtyard front garden with a paved patio. To the rear of the property is a garage, and a low maintenance garden with block paved and paved patio seating areas, and a small lawn.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Living Room With Fireplace
- Fitted Kitchen
- Utility Room
- Three Piece Bathroom Suite
- Low Maintenance Garden
- Off-Street Parking & Garage
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'2" x 2'9" (1.90m x 0.85m)

The entrance hall has carpeted flooring and stairs, and a UPVC door providing access into the accommodation.

Living Room

14'9" x 13'4" (4.50m x 4.08m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth.

Kitchen

14'9" x 8'7" (4.50m x 2.64m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a washing machine, space for an undercounter fridge freezer, vinyl flooring, partially tiled walls, partially panelled walls, and a single UPVC double-glazed window to the rear elevation.

Utility Room

6'10" x 5'8" (2.10m x 1.74m)

The utility room has vinyl flooring, panelled walls, coving to the ceiling, a UPVC double-glazed window to the side elevation, and a single UPVC door leading out to the rear elevation.

FIRST FLOOR

Landing

6'10" x 2'9" (2.09m x 0.84m)

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

Master Bedroom

16'0" x 9'3" (4.88m x 2.82m)

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

Bedroom Two

10'11" x 10'5" (3.33m x 3.20m)

The second bedroom has wooden floorboards, and a UPVC double-glazed window to the rear elevation.

Bathroom

7'4" x 6'10" (2.26m x 2.10m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, carpeted flooring, partially tiled walls, partial waterproof panelling to the walls, a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway and a courtyard style garden with a paved patio, gated access, and boundaries made up of fence panelling and brick wall.

Rear

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

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) 1000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 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.

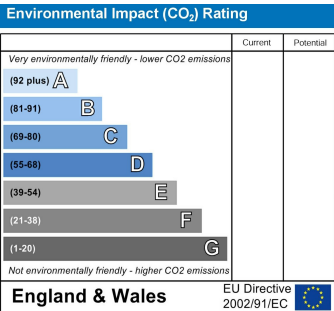
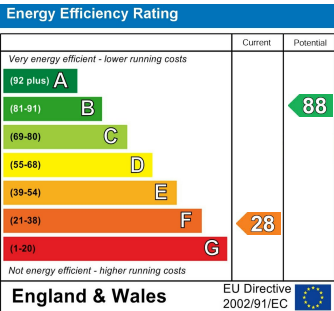
The vendor has advised the following:

Property Tenure is freehold.

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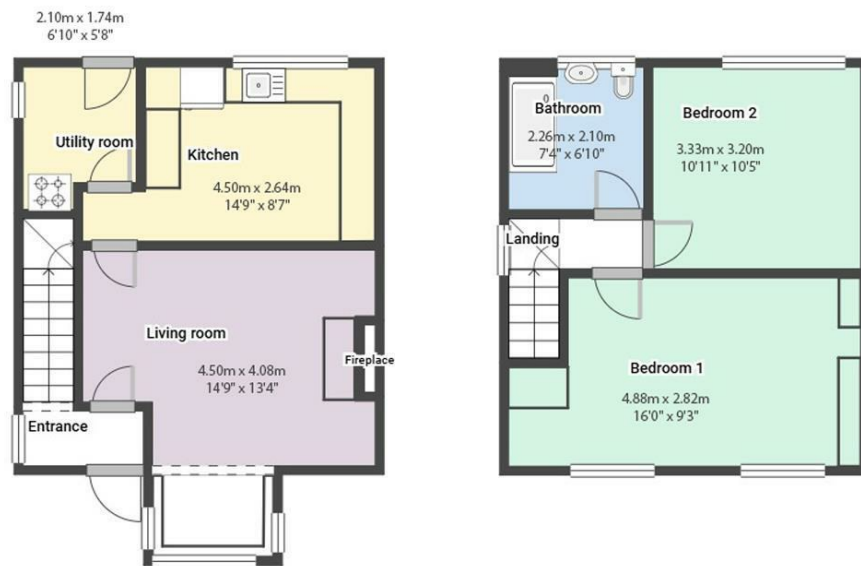
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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