

HoldenCopley

PREPARE TO BE MOVED

Wharfedale Road, Long Eaton, Derbyshire NG10 3HG

Guide Price £200,000 - £220,000

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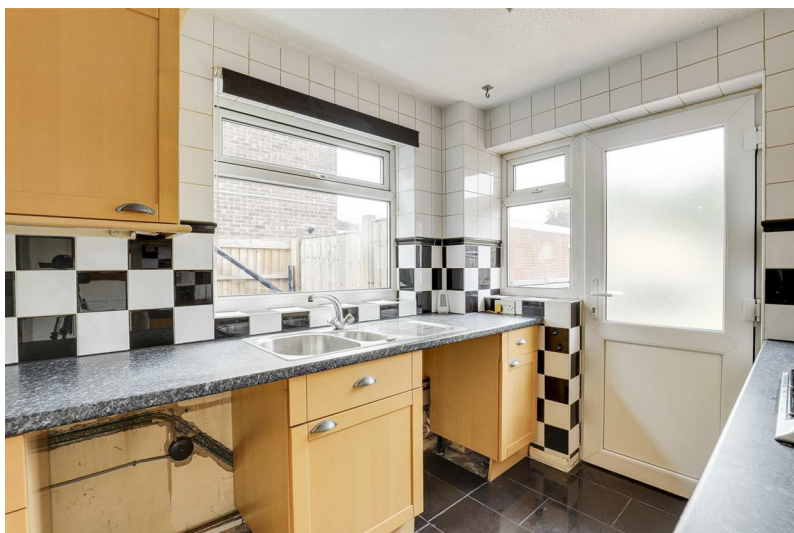


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NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached home, ready to move into, ideal for first-time buyers or growing families. Situated in a popular and convenient location, the property is within walking distance of local amenities and schools, with excellent transport links nearby including the train station, J25 of the M1, and the A52, providing easy access to both Derby and Nottingham. Long Eaton Town Centre is also close by. The ground floor comprises an entrance hall leading into a spacious living room, which flows into the dining area. The dining room features sliding patio doors opening onto the rear garden and provides access into the fitted kitchen. Upstairs, there are three bedrooms and a modern three-piece bathroom suite. Externally, the property benefits from a driveway to the front and gated access to the rear. The rear garden offers a patio area, a raised decked seating area, a shed, lawn, planted borders, and panelled fencing, providing a private and enjoyable outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'10" x 2'10" (2.10m x 0.88m)

The entrance hall has carpeted flooring, a dado rail, and a composite door providing access into the accommodation.

Living Room

13'7" x 12'5" (4.16m x 3.79m)

The living room has a UPVC double glazed windows to the front elevation, a radiator, a wall-mounted fire, coving to the ceiling, a ceiling rose, a TV point, an in-built cupboard, carpeted flooring, and access into the dining room.

Dining Room

10'5" x 8'3" (3.18m x 2.52m)

The dining room has carpeted flooring, a radiator, a dado rail, a ceiling rose, and sliding patio door opening to the rear garden.

Kitchen

10'4" x 7'2" (3.16m x 2.19m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob, and extractor fan, space and plumbing for a washing machine, tiled walls, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

7'7" x 6'3" (2.32m x 1.91m)

The landing has a UPVC double glazed windows to the side elevation, carpeted flooring, a dado rail, access into the loft, and access to the first floor accommodation.

Bedroom One

12'9" x 8'7" (3.91m x 2.63m)

The first bedroom has a UPVC double lazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

9'3" x 9'2" (2.83m x 2.81m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding mirrored doors, an in-built cupboard, and carpeted flooring.

Bedroom Three

10'1" x 6'8" (3.08m x 2.05m)

The third bedroom has a UPVC double lazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

6'1" x 6'0" (1.87m x 1.85m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a chrome heated towel rail, recess spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

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

Rear

To the rear of the property is a patio area, a raised decked seating area, a shed, a lawn, a planted area, a fence panelled boundary, and gated access.

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 & 5G - Some coverage of 3G

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 - Gedling Borough Council - Band G

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.

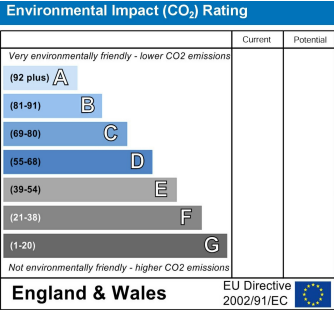
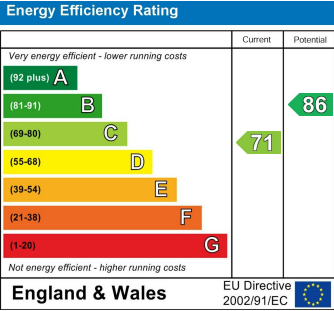
The vendor has advised the following:

Property Tenure is Freehold

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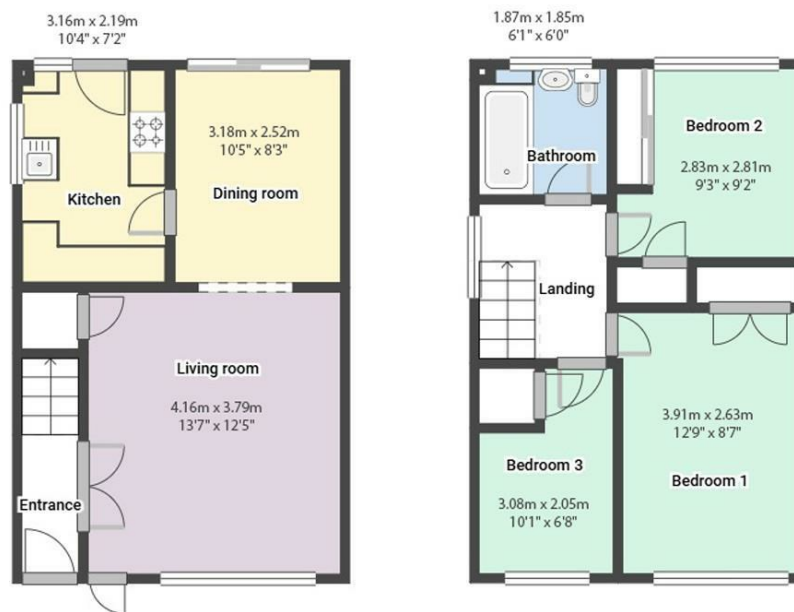
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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