

# HoldenCopley

PREPARE TO BE MOVED

Milldale Road, Long Eaton, Nottinghamshire NG10 3HS

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£240,000



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## LOVINGLY MAINTAINED FAMILY HOME...

This three-bedroom semi-detached house is well maintained throughout and offers a wonderful opportunity for a young family to move straight into. Occupied by the current owners for over 30 years, the property has been lovingly cared for, offering a warm and welcoming atmosphere that truly feels like home. Situated in a popular location, the property benefits from being within close proximity to a variety of local shops, excellent transport links, and great schools. To the ground floor, the property comprises an entrance hall, a bright and spacious living room with a feature fireplace, a separate dining room, and a well-appointed fitted kitchen with ample storage and workspace. Upstairs, the first floor hosts three bedrooms, two of which feature fitted wardrobes, along with a two-piece family bathroom, a separate W/C, and access to a loft offering additional storage potential. Outside, the front of the property boasts a driveway providing off-street parking for two vehicles, with further gated access to a car port accommodating an additional two vehicles. To the rear, you'll find a detached garage and a private garden complete with a paved patio seating area and a well-kept lawn – perfect for relaxing or enjoying time with family.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Two Piece Bathroom & Separate W/C
- Off-Road Parking & Detached Garage
- Private Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'5" x 6'5" (3.49m x 1.96m)

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

Living Room

13'5" x 11'5" (4.11m x 3.48m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a feature fireplace with a decorative surround, coving, a ceiling rose and open access into the dining room.

Dining Room

11'0" x 9'8" (3.36m x 2.96m)

The dining room has carpeted flooring, a radiator, coving, a ceiling rose and UPVC sliding patio doors providing access out to the garden.

Kitchen

11'5" x 8'0" (3.48m x 2.46m)

The kitchen has a range of fitted gloss base and wall units with worktops and a tiled splashback, a freestanding cooker, an integrated dishwasher, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a serving hatch into the dining room, a built-in cupboard with double doors, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

FIRST FLOOR

Landing

9'3" x 7'1" (2.82m x 2.18m)

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

Master Bedroom

13'5" x 10'6" (4.09m x 3.22m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards and drawers and coving.

Bedroom Two

11'1" x 10'7" (3.39m x 3.24m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards and a dressing table and a built-in cupboard.

Bedroom Three

9'6" x 7'3" (2.90m x 2.23m)

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

Bathroom

7'2" x 5'6" (2.20m x 1.68m)

The bathroom has a vanity style wash basin, a fitted bath with a shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'3" x 2'5" (1.32m x 0.75m)

This space has a low level flush W/C, tiled flooring, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a garden with a lawn and mature shrubs, a driveway and iron gates providing access to the car port.

Rear

To the rear is a detached garage and a private garden with a paved patio, a lawn, mature trees and various plants, an outdoor tap and courtesy lighting.

Garage

20'0" x 9'1" (6.10m x 2.79m)

The garage has a window to the side elevation, lighting, power points and a roller garage door.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low chance of flooding

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.

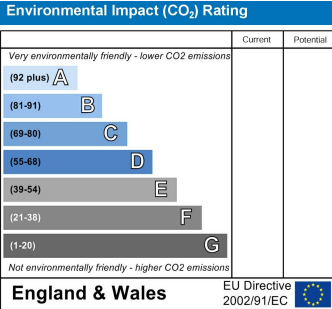
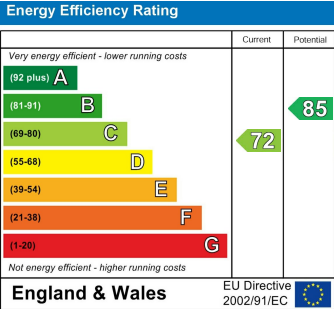
The vendor has advised the following:

Property Tenure is Freehold

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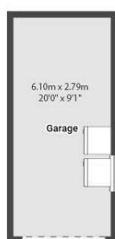
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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