

HoldenCopley

PREPARE TO BE MOVED

Calderdale Drive, Long Eaton, Nottinghamshire NG10 3PP

Guide Price £160,000

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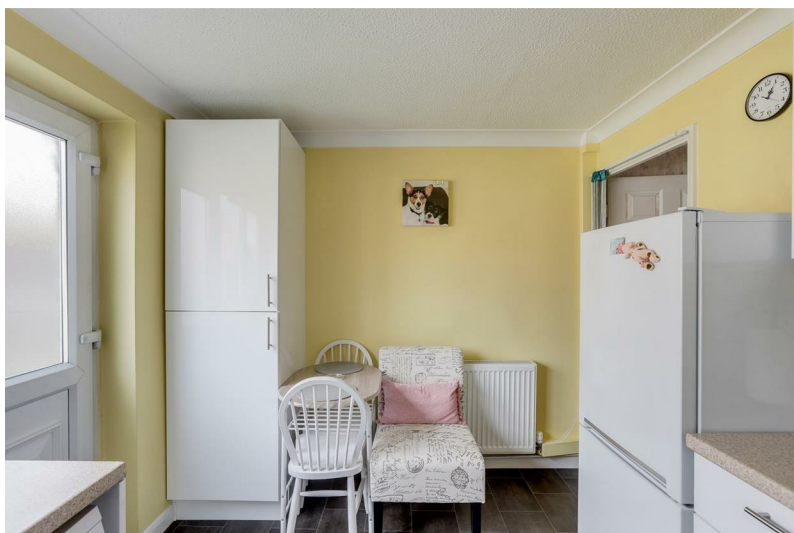
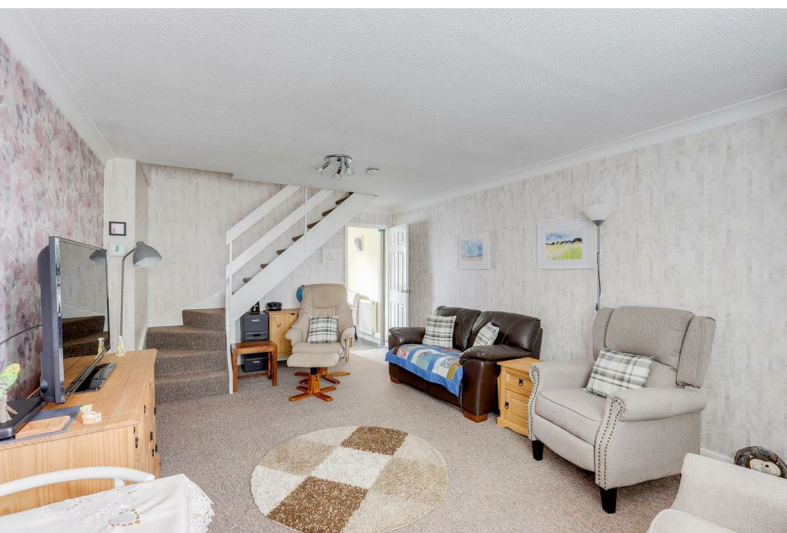


Guide Price: £160,000 - £180,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented end-terraced home is the ideal choice for any first-time buyer looking to move straight in with no hassle. Situated in a popular and convenient location, the property is just a stone's throw from a variety of local shops, great schools, and fantastic transport links, offering easy access to surrounding areas. The ground floor comprises an entrance, a spacious living room perfect for relaxing, and a modern fitted kitchen with ample storage and worktop space. To the first floor, there are two generously sized double bedrooms, a three-piece shower room, and access to a boarded loft, providing additional storage. Outside, the property benefits from an allocated parking space, a well-maintained front garden with a lawn, and a private rear garden featuring an artificial lawn, a paved patio area, and a useful garden shed—ideal for low-maintenance outdoor living.

MUST BE VIEWED





- End-Terrace House
- Two Double Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Three Piece Shower Room
- Allocated Parking
- Low Maintenance Front And Rear Gardens
- Well Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

5'0" x 3'2" (1.54m x 0.98m)

The entrance has wood-effect flooring, a radiator, coving and a single UPVC door providing access into the accommodation.

Living Room

18'11" x 11'11" (max) (5.78m x 3.65m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs, a radiator and coving.

Kitchen/Diner

11'11" x 8'6" (3.65m x 2.61m)

The kitchen-diner has a range of fitted gloss base and wall units with worktops and a tiled splashback, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, a stainless steel sink with a drainer and a swan neck mixer tap, tile-effect flooring, a radiator, coving, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

8'5" x 8'0" (max) (2.57m x 2.46m (max))

The landing has carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

11'11" x 10'8" (3.65m x 3.26m)

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

Bedroom Two

11'11" x 8'7" (3.64m x 2.62m)

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

Shower Room

7'11" x 4'8" (2.42m x 1.43m)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, wood-effect flooring, partially tiled walls, waterproof wall panels, a chrome heated towel rail, coving, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is an allocated parking space, a garden to the front with a lawn, a single gate and picket fence boundaries and a private rear garden with an artificial lawn, a paved patio, a shed, a single gate and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 48 Mbps (Highest available download speed) 12 Mbps (Highest available upload speed)

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

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.

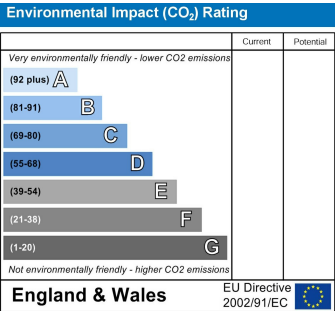
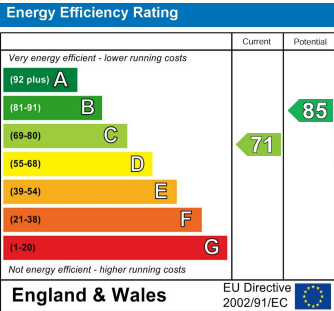
The vendor has advised the following:

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 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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