

HoldenCopley

PREPARE TO BE MOVED

Bennett Street, Long Eaton, Derbyshire NG10 4RD

Offers Over £150,000 - £170,000

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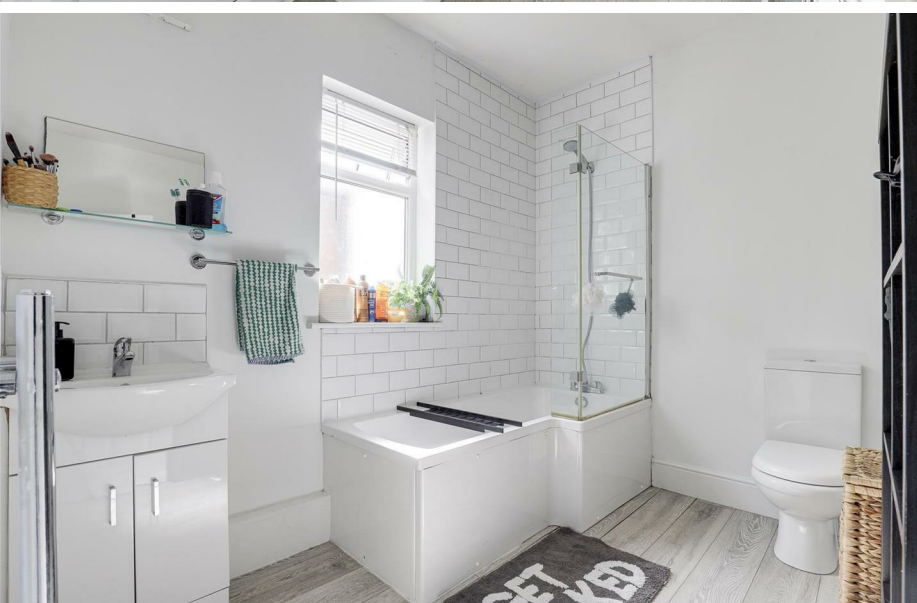


NO UPWARD CHAIN...

This two-bedroom mid terraced house presents an ideal opportunity for first-time buyers looking to step onto the property ladder, and it is offered with the added benefit of no upward chain. Positioned in a popular and well-connected area, the property sits just a short stroll from West Park, with excellent transport links providing easy access to Nottingham City Centre and Long Eaton Town Centre, where a variety of shops, cafes, and restaurants can be found. Inside, the ground floor features a welcoming living room and a separate dining room that opens seamlessly into the fitted kitchen. From the kitchen, there is access to a handy utility room and a convenient ground floor W/C. Upstairs, the property offers two spacious double bedrooms alongside a modern three-piece bathroom suite. Externally, the front of the property provides on-street parking, while the rear enjoys a private, enclosed garden with fenced boundaries. This outdoor space includes a paved patio area and a lawn, creating a perfect spot for relaxing or entertaining.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Galley-Style Kitchen
- Separate Utility Room & WC
- Three-Piece Bathroom Suite
- No Upward Chain
- Close To Local Amenities
- Great First-Time Buy
- Must Be Viewed





GROUND FLOOR

Living Room

11'11" x 11'6" (3.64m x 3.52m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a recessed a chimney breast alcove, a fitted base units carpeted flooring, and a door providing access into the accommodation.

Hall

2'9" x 2'7" (0.86m x 0.81m)

The hall has carpeted flooring, and access into the dining room.

Dining Room

12'0" x 11'4" (3.66m x 3.47m)

The dining room has wood-effect flooring, a radiator, an in-built cupboard, a UPVC double glazed window to the rear elevation, and access into the kitchen.

Kitchen

7'6" x 8'11" (2.29m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, space for a fridge freezer, space and plumbing for a washing machine, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the side elevation, and a UPVC door providing access to the garden.

Utility Room

5'6" x 4'7" (1.70m x 1.40m)

The utility room has a fitted base unit and worktop, a stainless steel sink with a mixer tap and drainer, a radiator, an extractor fan, a wall-mounted boiler, space and plumbing for a washing machine, space for a tumble dryer, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the side elevation.

W/C

2'10" x 2'7" (0.88m x 0.80m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, and wood-effect flooring.

FIRST FLOOR

Landing

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

Bedroom One

14'9" x 12'0" (4.51m x 3.66m)

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

Bedroom Two

11'5" x 8'10" (3.49m x 2.70m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, access into the loft, and carpeted flooring.

Bathroom

7'5" x 8'11" (2.27m x 2.72m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity- style wash basin, a panelled bath with a handhelds shower fixture and shower screen, a chrome heated towel rail

OUTSIDE

Front

To the front of the property is direct kerb access.

Rear

To the rear of the property is an enclosed garden with a patio area, a shed, 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 & 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 - 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.

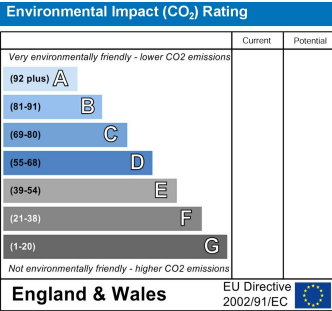
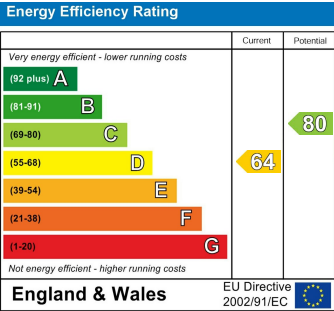
The vendor has advised the following:

Property Tenure is Freehold

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