

HoldenCopley

PREPARE TO BE MOVED

Walton Street, Long Eaton, Derbyshire NG10 1PA

Guide Price £200,000 - £220,000

Walton Street, Long Eaton, Derbyshire NG10 1PA



GUIDE PRICE £200,000 - £220,000

IDEAL FIRST TIME BUY...

This well-presented semi-detached house is situated in the popular town of Long Eaton, within close proximity to a range of local shops, eateries, schools and excellent transport links including Long Eaton Train Station, the A52 and M1. The property offers spacious accommodation throughout, boasting a stylish interior that perfectly blends modern fittings with charming period features – making it the ideal home for a variety of buyers. Internally, the ground floor comprises an entrance hall, a cosy living room with a feature fireplace, and a dining room complete with an exposed brick chimney breast and log burner. To the rear, there is a spacious fitted kitchen offering a range of units and integrated appliances, with access to the garden. The first floor hosts two generously sized double bedrooms, a separate home office, and a modern four-piece bathroom suite. Outside, the property benefits from a low-maintenance rear garden with block paving, a small pond and an out-building, all enclosed with hedged and walled boundaries. To the front, there is gated access and on-street parking available.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Cosy Living Room With Fireplace
- Dining Room With Exposed Brick & Log Burner
- Spacious Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Home Office Space
- Low-Maintenance Garden With Out-Building
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12*2" x 3*2" (3.73m x 0.97m)

The entrance hall has tiled flooring, a radiator, a dado rail, an overhead obscure window to the front elevation, and a single door providing access into the accommodation.

Living Room

12*3" x 12*2" (3.74m x 3.72m)

The living room has wooden floorboards, a feature fireplace with a decorative surround and a hearth, a radiator, a dado rail cornice to the ceiling, a ceiling rose, and a UPVC double-glazed window to the front elevation.

Dining Room

12*5" x 12*2" (3.81m x 3.72m)

The dining room has wooden floorboards, a feature log burner in an exposed brick recessed chimney breast alcove with a tiled hearth, a radiator, a dado rail, coving to the ceiling, two UPVC double-glazed windows to the side and rear elevations.

Kitchen

14*2" x 9*11" (4.32m x 3.03m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated electric hob and oven with a concealed extractor fan, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, a radiator, an open understairs storage cupboard, space for a dining table, two UPVC double-glazed windows to the side and rear elevations, and a single door leading out to the rear garden.

FIRST FLOOR

Landing

18*8" x 5*5" (5.69m x 1.67m)

The landing has carpeted flooring, a dado rail, coving to the ceiling, and access to the first floor accommodation.

Master Bedroom

15*10" x 12*2" (4.85m x 3.71m)

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

Bedroom Two

12*2" x 9*11" (3.73m x 3.04m)

The second bedroom has carpeted flooring, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Office

6*9" x 5*10" (2.08m x 1.80m)

The office has carpeted flooring, and a UPVC double-glazed window to the side elevation.

Bathroom

9*11" x 7*10" (3.04m x 2.41m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is availability for street parking and gated access to the rear.

Rear

To the rear of the property is a block paved rear garden with a small pond, an out-building, and boundaries made up of hedges and brick walls.

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 – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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

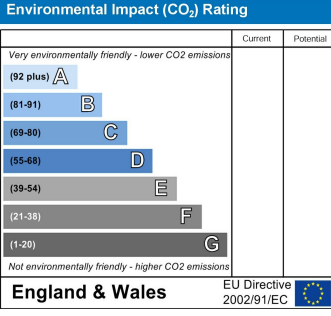
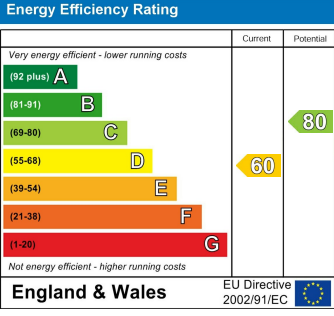
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Walton Street, Long Eaton, Derbyshire NG10 IPA

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.