

## 25 Walton Street, Long Eaton, NG10 1PB

Offers In The Region Of £125,000



### DESCRIPTION & ACCOMMODATION

OFFERS IN THE REGION OF £125,000  
TWO BED SEMI CLOSE TO THE TOWN CENTRE  
TWO RECEPTION ROOMS  
TWO DOUBLE BEDROOMS  
IN NEED OF UPGRADE & MODERNISATION  
CASH BUYERS ONLY  
EARLY INTERNAL VIEWING ADVISED  
CALL OUR OFFICE TO ARRANGE YOUR VIEWING

A TRADITIONAL TWO BED SEMI CLOSE TO LONG EATON TOWN CENTRE WHICH PROVIDES A RANGE OF USEFUL AMENITIES. A PERFECT BUY FOR AN INVESTOR - IN NEED OF UPGRADE AND MODERNISATION THROUGHOUT \*\*\*- CASH BUYERS ONLY \*\*\*  
OFFERS IN THE REGION OF £125,000



## DESCRIPTION & ACCOMODATION

A two bed semi within a stones throw of Long Eaton town centre. Briefly comprising of two reception rooms, kitchen, two double bedrooms and bathroom. There is a enclosed rear garden and on street parking.

Ideally located to a huge range of local amenities with supermarkets and bus stops being a two minute walk away, the train station being a short drive away and attractions such as West Park and Trent Lock being close by.

Early internal viewing is advised to appreciate the POTENTIAL this property has to offer! - call our office on 0115 972 7808 to arrange your accompanied viewing.

## ENTRANCE

Entered via a double glazed door at the side of the property, there is a vestibule with doors to both reception rooms and stairs ascending to the first floor,

## LOUNGE

**12'01 x 13'02 (3.68m x 4.01m)**

A spacious first reception room with double glazed window to the front elevation, central heating radiator and power points.

## DINING ROOM

**12'01 x 13'01 (3.68m x 3.99m)**

Another great size reception room with double glazed window to the rear elevation, gas fire with decorative surround, central heating radiator and power points.

## KITCHEN

**9'11 x 8 (3.02m x 2.44m)**

In need of refurbishment, with potential to extend (subject to planning permission) is a kitchen with space for a freestanding fridge freezer, gas cooker and one and a half sink drainer unit. Double glazed windows to the side and rear elevations with additional door to the side giving access to the rear garden.

## BEDROOM ONE

**13'02 x 12'01 (4.01m x 3.68m)**

A double bedroom with two double glazed windows to the front elevation, central heating radiators and power points.

## BEDROOM TWO

**13'01 x 12'01 (3.99m x 3.68m)**

A double bedroom with double glazed window to the rear elevation, central heating radiator and power points.

Door to;





## **BATHROOM**

**9'02 x 8 (2.79m x 2.44m)**

A generous bathroom, which again is in need of full refurbishment. Comprising of panelled bath with taps over, hand wash basin and low flush w/c. Storage cupboard housing a combination boiler. Double glazed window to the rear elevation and central heating radiator.

## **OUTSIDE**

To the rear of the property, there is an enclosed garden which is mainly slabbed. There are useful outbuildings and a secure side gate giving access to the front of the property.

## **TENURE & VIEWING**

### **TENURE**

Freehold with vacant possession upon completion

### **VIEWING**

Strictly by appointment with TJS Property People who would be pleased to provide any further information which may be required.

### **AGENTS NOTE:**

GENERAL CONDITION DISCLAIMER RE 25 WALTON STREET, LONG EATON, NG10 1PB

PLEASE BE ADVISED ANY PERSON/S VIEWING THIS PROPERTY WILL BE ASKED TO SIGN A DISCLAIMER RELATING TO THE GENERAL DILAPIDATIONS OF THE PROPERTY.

We are obliged to advise you that due to the general dilapidations and condition of the above property, we require you sign the following disclaimer prior to any internal viewing of the property.

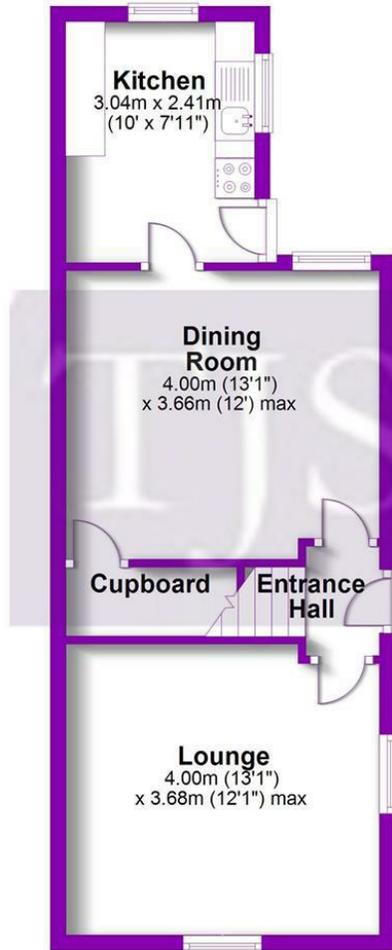
I /We understand and accept the advice given by TJS Property People in respect of exercising due care and caution when viewing the above property due to a surfeit of furniture and belongings and also caution should be taken when viewing the first floor in particular in respect of ceiling damage and water ingress.

I/We confirm acceptance of full responsibility and agree to view this property with a staff member from TJS Property People.

Whilst TJS Property People will exercise due diligence to ensure care is taken when accompanied viewings are carried out, no responsibility will be directly taken by TJS Property People and also Hawley and Rodgers Solicitors acting as executors in the estate of Mrs I Ship

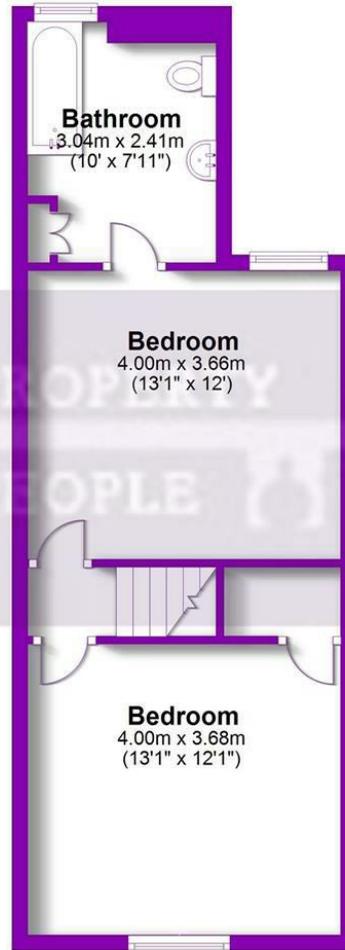
### Ground Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

TJS Reference: 1626

Property Type: House - Semi-Detached

Bedrooms: 2

Bathrooms: 1

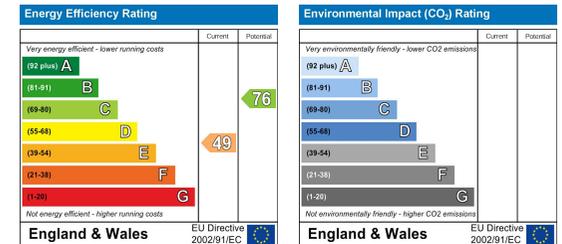
Receptions: 2

Postal Code: NG10 1PB

EPC: E

#### Directions

From our office on Market Place, proceed towards Derby Road taking the first turning at the traffic island and then after a short distance turn right onto Cranmer Street, proceed and turn left onto Dale Avenue, then turn left onto Walton Street where number 10 will be found on the right hand side clearly identified by our For Sale board



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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 the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 ...the key to finding your ideal home