

## 8 Abbott Street, Long Eaton, NG10 1DF

Price Guide £160,000



### DESCRIPTION & ACCOMMODATION

OFFERED WITH A PRICE GUIDE OF £160,000 TO £165,000  
THREE BED END TERRACE  
MODERN KITCHEN  
POTENTIAL FOR OFF ROAD PARKING  
GARAGE TO THE REAR  
CLOSE TO A RANGE OF LOCAL AMENITIES

**\*\*OFFERED WITH A PRICE GUIDE OF £160,000 TO £165,000\*\*** A THREE BED END TERRACE WITH OFF ROAD PARKING. CLOSE TO LONG EATON TOWN CENTRE WHICH OFFERS A RANGE OF AMENITIES AND TRANSPORT LINKS.



### **ENTRANCE**

Entered via a double glazed door into a entrance vestibule with stairs ascending to the first floor and door leading to;

### **LOUNGE**

A bright lounge with double glazed bay window to the front elevation, chimney breast with alcoves either side with storage built in. Central heating radiator and power points.

Door to;

### **KITCHEN**

A modern kitchen with a range of wall and base units underneath work surfaces with complimentary splash back. Space for a free standing fridge freezer plus a washing machine and dishwasher. Double glazed window to the rear elevation overlooking the spacious garden.

Door leading to the bathroom.

### **BATHROOM**

Comprising of panelled bath with mains fed shower over, hand wash basin with storage beneath. Double glazed window to the side elevation. Further opening to a low flush w/c and an additional double glazed window to the rear elevation.

### **BEDROOM ONE**

A double bedroom with two double glazed windows to the front elevation, central heating radiator and recess to the side providing great space for a built in wardrobe.

### **BEDROOM TWO**

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





### **BEDROOM THREE**

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

### **OUTSIDE**

### **TENURE & VIEWINGS**

#### **TENURE**

Freehold with vacant possession upon completion

#### **VIEWINGS**

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



TJS Reference:

Property Type: House - End Terrace

Bedrooms: 3

Bathrooms: 1

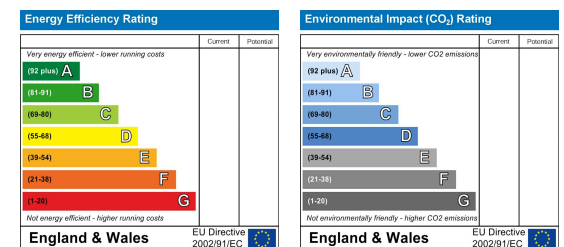
Receptions: 1

Postal Code: NG10 1DF

EPC:

#### Directions

From our office on Market Place, proceed in the direction of Tamworth Road, passing Erewash Canal on your right hand side and after a short distance turn left into Charles Street, take the second left onto Abbott street, where number 8 will be found on the right hand side clearly identified by our For Sale board.



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