



Teesdale Road,  
Long Eaton, Nottingham  
NG10 3PG

**O/O £195,000 Freehold**

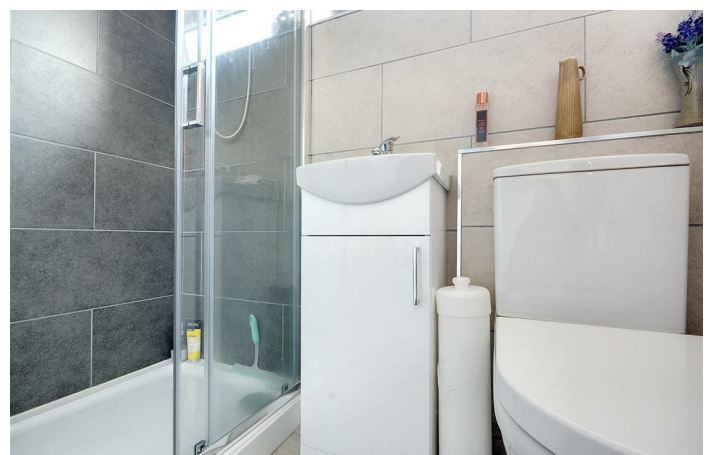
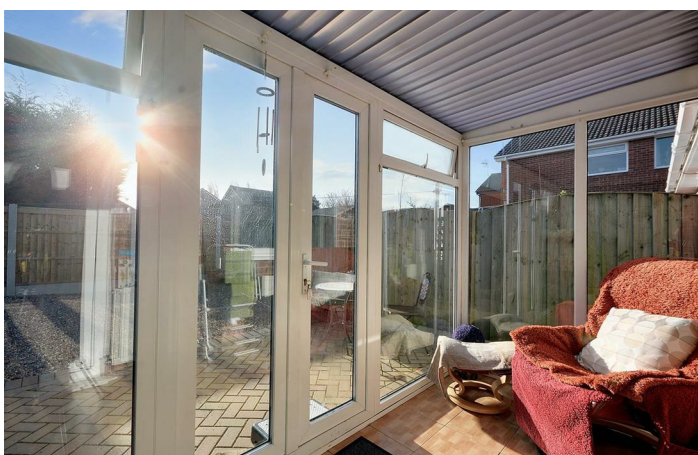


THIS IS A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A CUL-DE-SAC.

A wonderful opportunity has arisen to purchase an extremely well presented bungalow which the currently bungalow has put a lot of love and care into this home and is very easy on the eye.

Internally there is a spacious lounge with an opening to the kitchen area and there are two bedrooms and a shower room located off the inner hallway, with the main bedroom offering fitted wardrobes and the second bedroom boasts access to the conservatory. The property benefits from ample off road parking to the front and low maintenance garden to the rear.

The property is very close to the local store on the Dales Estate with Asda, Tesco and Aldi stores being found in nearby Long Eaton where there are many other retail outlets , there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Side entrance door, radiator, cupboard housing the boiler, storage cupboard, door to:

### Lounge

10' x 15'7 approx (3.05m x 4.75m approx)

Double glazed window to the front, door to inner hall, laminate flooring, radiator and opening through to:

### Kitchen

7'10 x 4'8 approx (2.39m x 1.42m approx)

Matching wall and base units with roll edged work surfaces over, inset stainless steel sink, integrated electric oven, four ring electric hob, extractor hood over, space for a washing machine, space for a fridge freezer, laminate flooring and part tiled walls.

### Inner Hall

Loft access and access to:

### Bedroom 1

12'10 x 8'5 approx (3.91m x 2.57m approx)

Double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 2

9' x 6'7 approx (2.74m x 2.01m approx)

Double glazed window to the rear, double glazed door to the conservatory, laminate flooring and a radiator.

### Conservatory

11'11 x 5'7 approx (3.63m x 1.70m approx)

Double glazed patio doors to the rear, tiled flooring and radiator.

### Shower Room

Double glazed window to the side, vanity wash hand basin, low flush w.c., fully tiled walls, single shower cubicle with wall mounted electric shower, laminate flooring, radiator and electric fan heater.

### Outside

The rear garden is low maintenance and has a patio, gravelled area, panelled fencing and there is a shed.

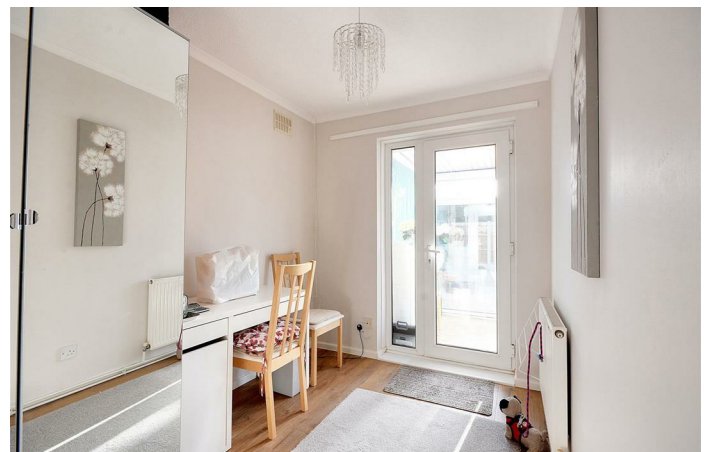
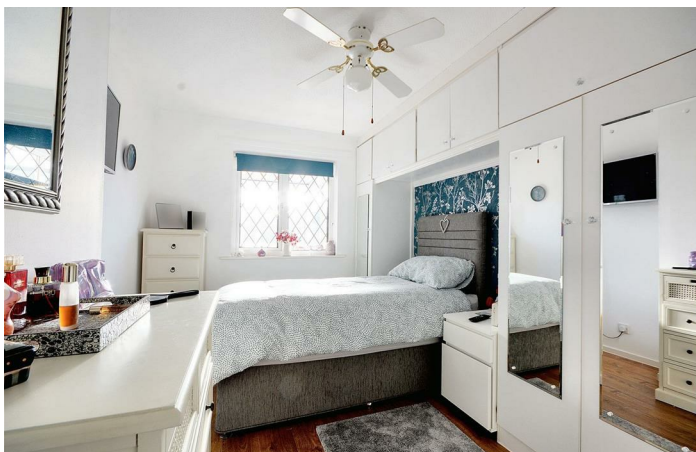
### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the second mini island turn right into Dovedale Avenue, fifth right into Ribblesdale Road and second right into Teesdale Road.

7757AMCO

### Council Tax

Erewash Borough Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.