



Stanley Street,
Long Eaton, Nottingham
NG10 1EY

O/O £170,000 Freehold

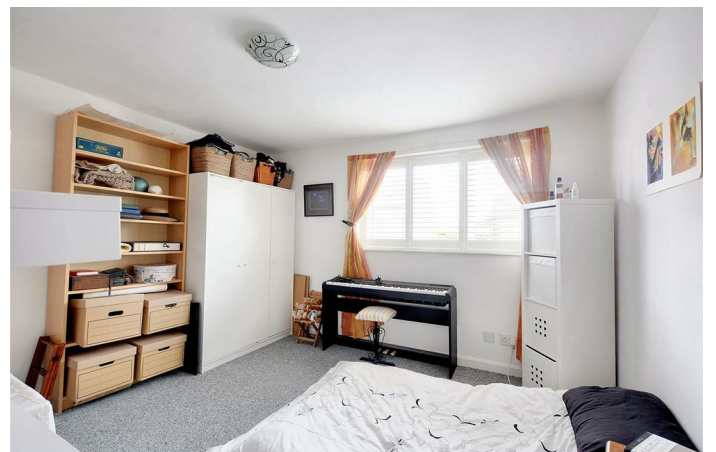


A MODERN BAY FRONT TWO BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE HEART OF LONG EATON.

Robert Ellis are delighted to bring to the market a well presented, two bedroom semi detached property situated within walking distance of the high street and benefiting from a driveway providing ample off road parking for at least two cars. The property will ideally suit the first time buyer, growing family, buy to let investor or someone looking to downsize. Being well maintained by the current owner, an internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property benefits from gas central heating and double glazing, with the boiler being two years old, and in brief comprises of a living room with stairs to the first floor and breakfast kitchen to the rear. To the first floor there are two bedrooms and the bathroom. The property is set back from the road and has a garden to the front with off road parking to the side and a privately enclosed rear garden.

The property is within easy walking distance of Long Eaton town centre where there are Asda, Tesco and Aldi superstores as well as many other retail outlets, there are excellent local schools within easy reach, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there is the well regarded Clifford Gym in the centre of Long Eaton and excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Living Room

17' x 11'9 approx (5.18m x 3.58m approx)

UPVC double glazed sectional bay window to the front, UPVC double glazed door with fixed glazed panels, laminate flooring, double radiator, ceiling light point, stairs to the first floor with cupboard under providing additional storage space, coving to the ceiling and panelled door to:

Breakfast Kitchen

11'8 x 8'5 approx (3.56m x 2.57m approx)

Wall, base and drawer units with roll edged work surface over, ceramic sink and drainer with swan neck mixer tap, plumbing for an automatic washing machine, modern vertical radiator, gas central heating boiler, extractor fan, induction hob with extractor hood over, integrated eye level oven, tiled floor, appliance space and UPVC double glazed windows and rear exit door to the garden.

First Floor Landing

UPVC double glazed window to the side, hatch to the loft, ceiling light point, hard wired smoke alarm and panelled doors to:

Bedroom 1

11'9 x 10'1 approx (3.58m x 3.07m approx)

UPVC double glazed window to the front, ceiling light point and double radiator.

Bedroom 2

9'10 x 5'4 approx (3.00m x 1.63m approx)

UPVC double glazed window to the rear, ceiling light point, radiator and large built-in storage cupboard over the stairs.

Bathroom

A white three piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the rear, chrome heated towel rail, tiled splashbacks, ceiling light point and an extractor fan.

Outside

There is a small walled garden to the front, pathway to the entrance door with outside light. Good size double driveway to the side with secure gated access, fencing to

the boundary and gated access to the rear. To the rear there is a low maintenance garden with paved patio areas, fencing to the borders, outside tap and outside lighting.

Directions

Proceed out of Long Eaton along Tamworth Road. Turn left just past the library into Lower Brook Street. Turn left into Stanley Street and the property can be found on the left as identified by our for sale board.

8052AMRS

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps, Superfast 80mbps,

Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

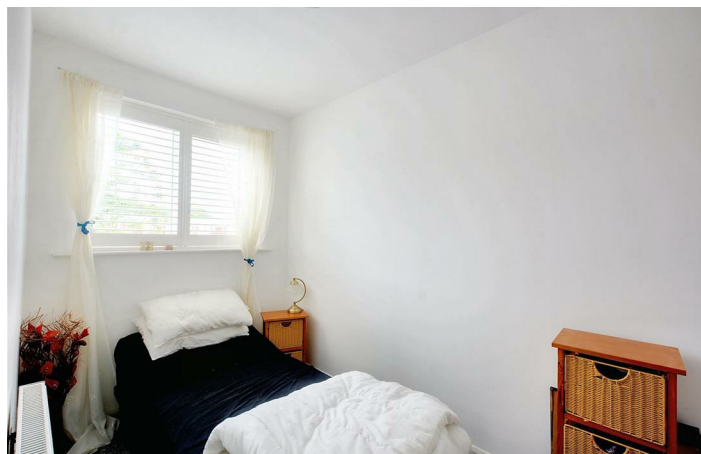
Flood Risk – Low, surface water very low

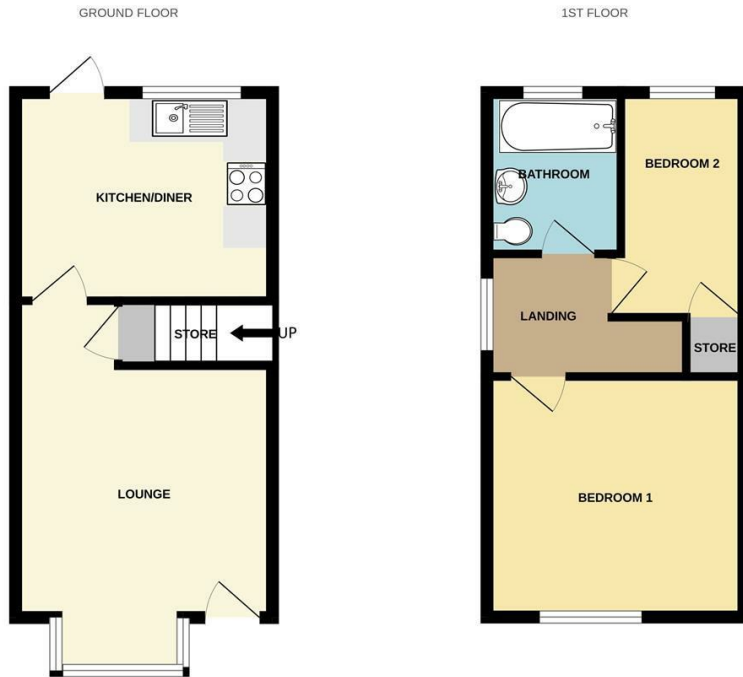
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





54 STANLEY STREET, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales 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.