



Airedale Close,
Long Eaton, Nottingham
NG10 3HW

O/O £200,000 Freehold



A THREE BEDROOM SEMI DETACHED HOME POSITIONED IN A QUIET CUL-DE-SAC ON AIREDALE CLOSE, WITHIN THE EVER POPULAR DALES ESTATE — AN IDEAL OPPORTUNITY FOR ANYONE LOOKING TO PUT THEIR OWN MARK ON A PROPERTY.

Robert Ellis are pleased to bring to the market this well-proportioned home offering great potential and situated in a sought-after residential location. The accommodation includes a spacious lounge, dining area and kitchen, with three bedrooms and a family bathroom to the first floor. While the property is in need of some upgrading, it provides an excellent opportunity for buyers to modernise and create a home to suit their own taste. Externally, the property features off road parking, a garage, and a low maintenance rear garden offering a private outdoor space. Located close to local amenities, schools and within a short distance of Long Eaton train station, this home combines convenience, potential and a popular address, making early viewing highly recommended.

This semi detached home is an ideal chance for anyone looking to make their own mark on a property within the Dales Estate. Internal accommodation briefly comprises of a porch upon entry, lounge, dining room, kitchen and conservatory to the ground floor. To the first floor, there are three bedrooms and a bathroom.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the house, 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, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Double glazed door to the front and door to:

Lounge

16'7 × 12'10 approx (5.05m × 3.91m approx)

Double glazed window to the front, stairs to the first floor, coving, door to kitchen and arch through to:

Dining Room

8'10 × 10'9 approx (2.69m × 3.28m approx)

Laminate flooring, radiator, coving and sliding doors to:

Conservatory

15' × 7'8 approx (4.57m × 2.34m approx)

Double glazed window to the side, double glazed patio doors to the rear, tiled floor.

Kitchen

10' × 7'4 approx (3.05m × 2.24m approx)

With a range of matching wall and base units with work surface over, integrated electric hob with extractor over, integrated double oven, stainless steel sink and drainer, double glazed window to the side and door to the conservatory.

First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

Bedroom 1

13'4 × 9'10 approx (4.06m × 3.00m approx)

Double glazed window to the front, radiator.

Bedroom 2

9'11 × 10'10 approx (3.02m × 3.30m approx)

Double glazed window to the rear, radiator and storage cupboard housing the boiler.

Bedroom 3

6'5 × 10'3 approx (1.96m × 3.12m approx)

Double glazed window to the front and a radiator.

Bathroom

Obscure double glazed window to the rear, pedestal wash hand basin, panelled bath with shower off the mixer tap, low flush w.c., radiator.

Outside

At the front of the property there is a pathway to the front door and driveway down the side of the property.

There is a low maintenance rear garden, panelled fencing to the boundaries, pebbled areas and patio.

Garage

Up and over door to the front, side door.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue and fourth right into Airedale Close where the property can be found as identified by our for sale board.

8981CO

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 43mbps

Ultrafast 1000mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.