



Kirkdale Gardens,
Long Eaton, Nottingham
NG10 3JA

£225,000 Freehold

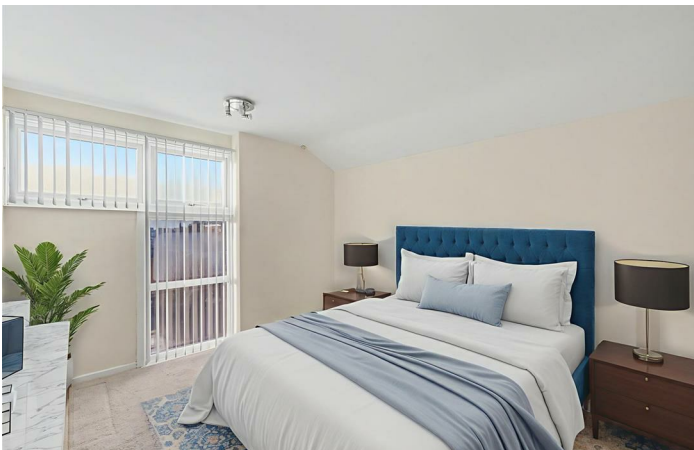


THIS IS A THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A QUIET CUL-DE-SAC ON THE DALES ESTATE AREA OF LONG EATON.

Being situated on Kirkdale Gardens, this semi detached property provides a lovely home which is ready for immediate occupation and being sold with the benefit of NO UPWARD CHAIN. The property offers well proportioned accommodation and a private garden at the rear and for all that is included to be appreciated, we recommend that interested parties take a full inspection so they can see the whole property for themselves. The property is well placed for excellent local schools and the many other amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient location to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives all the benefits of having gas central heating and double glazing, with there having been a fairly new boiler fitted for the heating system. Being entered through the front door, the house includes the reception hall with a glazed door leading to the lounge which has a window to the front, a feature fireplace and sliding glazed doors leading into the dining kitchen which has wood grain effect units and patio doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms and the bathroom which is tiled and has a white suite with a shower over the bath. Outside there is parking and a lawned garden at the front, the drive extends down the left hand side of the house to the brick built garage and the rear garden has been designed to help keep maintenance to a minimum with it having a patio and pebbled area with fencing to two boundaries.

The property is within easy reach of Long Eaton town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages within walking distance of the property and the transport links include junctions 24 and 25 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.



Porch

Open porch leading through a UPVC front door with an inset arched opaque double glazed panel to:

Reception Hall

Stairs to the first floor, radiator, glazed door and matching side panel leading into the lounge and cloaks hanging.

Lounge/Sitting Room

15'8 × 13'2 max approx (4.78m × 4.01m max approx)

Double glazed full height window with fitted vertical blinds to the front, coal effect electric fire set in an Adam surround with inset and hearth, dado rail to the walls, radiator, built-in understairs storage cupboard housing the electric meter and electric consumer unit and having shelving, sliding glazed doors leading into the dining kitchen, laminate flooring extending across the ground floor living accommodation and cornice to the wall and ceiling.

Dining Kitchen

16'5 × 7'9 approx (5.00m × 2.36m approx)

The kitchen is fitted with wood grain effect units and includes a 1½ bowl stainless steel sink with a mixer tap and four ring hob set in a work surface which extends to three sides and has cupboards, drawers, spaces for a dishwasher and automatic washing machine and an oven below, matching eye level wall cupboards, tiling to the walls by the work surface areas, double glazed window with fitted roller blind to the rear, extractor fan, Ideal wall mounted gas boiler, cornice to the wall and ceiling, double glazed patio doors with fitted vertical blinds leading out to the rear garden from the dining area, radiator and laminate flooring extending across the kitchen and dining area.

First Floor Landing

The balustrade continues from the stairs onto the landing and doors lead to the bedrooms and bathroom.

Bedroom 1

11'10 × 9'9 approx (3.61m × 2.97m approx)

Double glazed window with fitted vertical blinds to the front and a radiator.

Bedroom 2

11'10 × 9'8 approx (3.61m × 2.95m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

8'9 × 5'8 approx (2.67m × 1.73m approx)

Double glazed window to the front, shelving to two walls and a radiator.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails and a Triton electric shower over with there being a glazed protective screen, pedestal wash hand basin with mixer tap and low flush w.c., wall mounted mirror fronted cabinet, radiator, opaque double glazed window with a fitted blind, wall mounted fan heater, built-in storage cupboard and an extractor fan.

Outside

At the front of the property there is a drive running along the side of

the house to the garage at the rear, a pebbled area providing off road parking, lawn and a path leading to the front door. Between the house and garage there is a gate providing access to the rear garden.

At the rear there is an easily managed garden which has a concrete area to the immediate rear of the house leading onto a slabbed patio with a pebbled area at the bottom of the garden, there is fencing to the right hand and rear boundaries, there is an outside tap and external light provided and a shed is positioned behind the garage.

Garage

21' × 10' approx (6.40m × 3.05m approx)

Brick built garage with an up and over door at the front and door to the side.

Shed

10' × 6' approx (3.05m × 1.83m approx)

Wooden shed positioned behind the garage.

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, first left onto Milldale Road and second left into Kirkdale Road and Kirkdale Gardens can be found on the right hand side. 9081MP

Agents Notes

There are AI photos on this property.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 68mbps Ultrafast 1000mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

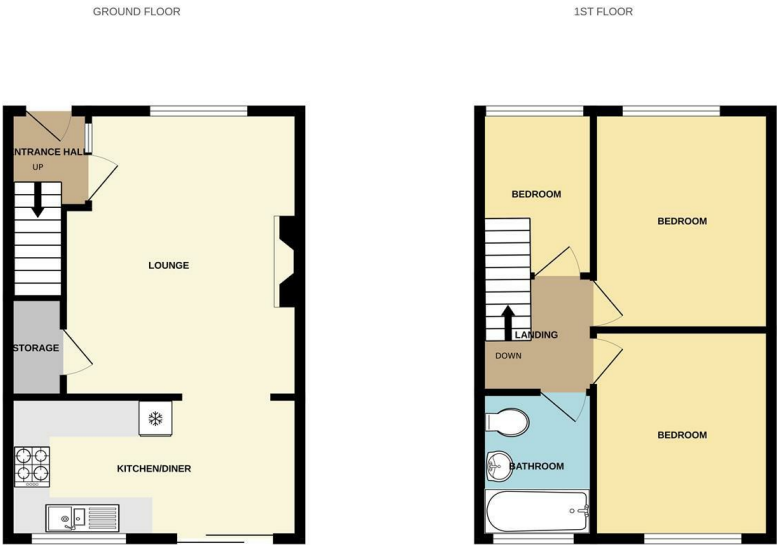
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		62
(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.