



Calderdale Drive,  
Long Eaton, Nottingham  
NG10 3PP

**O/O £170,000 Freehold**



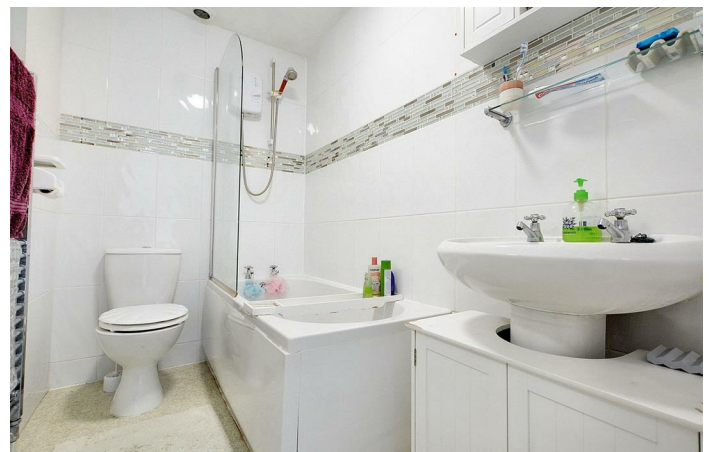
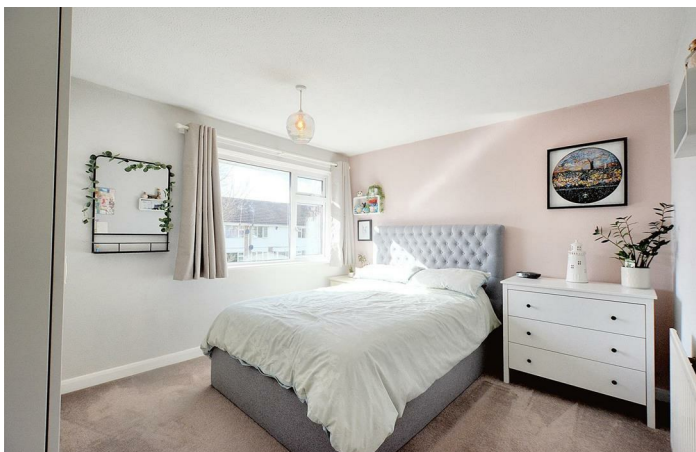


A WELL PRESENTED, TWO DOUBLE BEDROOM END TERRACED HOUSE WITH ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this well presented two bedroom, end terraced home. The property is constructed of brick and benefits double glazing and gas central heating throughout and would ideally suit a wide range of buyers including first time buyers, investors and people looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises, an entrance porch, lounge and kitchen/diner with integrated cooking appliances. To the first floor the landing leads to two double bedrooms and the three piece family bathroom suite. To the exterior there is a front garden and to the rear an enclosed garden with turf, patio area and greenhouse.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away where supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stop and easy access to major road links such as the A50, M1 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away.



### Entrance Porch

UPVC double glazed front door, tiled flooring, UPVC double glazed window overlooking the side, textured ceiling, ceiling light.

### Lounge

11'5 x 18'5 approx (3.48m x 5.61m approx)  
UPVC double glazed window overlooking the front, carpeted flooring, electric fire, radiator, textured ceiling, ceiling light.

### Kitchen/Diner

11'5 x 8'2 approx (3.48m x 2.49m approx)  
UPVC double glazed window overlooking the rear, UPVC double glazed door leading to the rear garden, vinyl flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated electric oven, gas hob and overhead extractor fan, space for fridge/freezer, textured ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, loft access, painted plaster ceiling, ceiling light.

### Bedroom 1

10'3 x 11'5 approx (3.12m x 3.48m approx)  
UPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, textured ceiling, ceiling light.

### Bedroom 2

8'2 x 11'6 approx (2.49m x 3.51m approx)  
UPVC double glazed window overlooking the rear, built in storage cupboard, carpeted flooring, radiator, textured ceiling, ceiling light.

### Family Bathroom

7'5 x 4'3 approx (2.26m x 1.30m approx)  
Vinyl flooring, heated towel rail, pedestal sink, bath with shower over the bath, low flush w.c., textured ceiling, ceiling light.

### Outside

To the front of the property there is a small turfed garden with a gate and to the rear there is an enclosed garden

with turf, patio area, flower beds and storage shed. There is a garage in a nearby block accessed through the rear gate.

### Directions

Proceed out of Long Eaton along Derby Road and turn left at the traffic island into Wilsthorpe Road. At the second mini island turn right into Dovedale Avenue, fourth right into Wharfedale Road, right into Calderdale Drive following the road around to the head of the cul-de-sac where the property can be found on the right hand side.

### Council Tax

Erewash Borough Council Band A

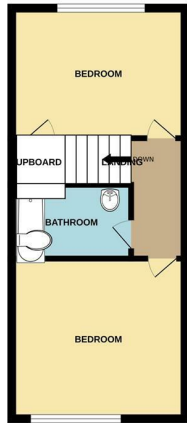
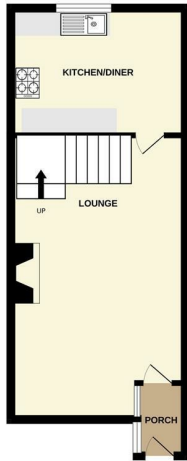




Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.