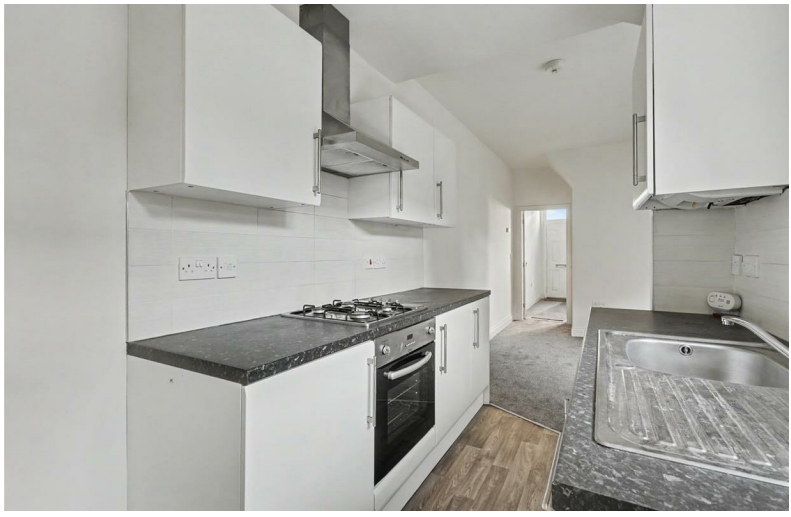
Robert Ellis

look no further...







Frederick Street,
Long Eaton, Nottinghamshire
NG10 2DR

£159,995 Freehold



THIS IS A TWO DOUBLE BEDROOM MID PROPERTY WHICH OVER RECENT YEARS HAS BEEN REFURBISHED TO A HIGH STANDARD THROUGHOUT.

Being located on Frederick Street, this two bedroom property provides a lovely home which will suit a whole range of buyers. The property was upgraded a few years ago by the current owners and having been re-plastered throughout, re-wired, had a new heating system installed as well as a new kitchen and bathroom, is ready for someone to move into and not have to carry out any work whatsoever to the property. We believe this property will suit a whole range of buyers, from people buying their first home through to those who might be downsizing and looking for a property which is easy to maintain and accessible to all the amenities and facilities provided by Long Eaton and the surrounding area and if you are looking for a property in this price range we would recommend an early viewing.

The property is constructed of brick with render to the front elevation under a pitched tiled roof and the accommodation derives the benefits of having gas central heating and double glazing throughout. Being entered through a stylish composite front door, the accommodation includes a lounge, a separate dining/sitting room with there being an understairs storage cupboard and open stairs lead to the first floor and the rear reception room leads into the kitchen which has ranges of which gloss wall and base units and integrated cooking appliances and there is a rear hall with a door providing access to the ground floor bathroom which has a white suite with a shower over the bath. To the first floor the landing leads to the two double bedrooms and outside there is on road parking at the front and a private, sunny rear garden which has been landscaped to help keep maintenance to a minimum and from the rear of the house there is a path leading to the road running along the side of the property.

This lovely home is only a short distance from Long Eaton town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent 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.





Front Door
Stylish panelled composite front door with a double glazed etched panel above leading to:

Lounge/Sitting Room
11'2 x 11'6 approx (3.40m x 3.51m approx)
The front reception room has a double glazed window with fitted curtains to the front, radiator, TV aerial point, 8 power points, recently carpeted flooring and there is a panelled door leading into:

Dining/Sitting Room
14'4 x 11'6 approx (4.37m x 3.51m approx)
The rear reception room has a double glazed window with a fitted roller blind to the rear, stairs lead from this room to the first floor, the room opens to the kitchen, there is a radiator, understairs storage cupboard where the electric consumer unit and electric meter are housed, there are 6 power points, a TV aerial point and carpeted flooring.

Kitchen
11'5 max to 9' x 6'4 approx (3.48m max to 2.74m x 1.93m approx)
The kitchen is fitted with white finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in a work surface with a cupboard, five drawers and space for an automatic washing machine below, a four ring gas hob set in a second work surface with cupboards and an oven below, matching eye level wall cupboards, the gas boiler is housed in a fitted wall cupboard, tiling to the walls by the work surface areas, space for an upright fridge/freezer, radiator, double glazed window to the side, recessed lighting to the ceiling and there is a half opaque double glazed door leading out to the rear garden.

Bathroom
The bathroom has a white suite including a panelled bath with chrome hand rails and a mixer tap/shower with tiling to two walls and a protective glazed screen, a pedestal wash hand basin and low flush w.c., tiling to the walls by the sink and hand basin areas, an opaque double glazed window, electric shaver point, chrome ladder towel radiator, extractor fan and recessed lighting to the ceiling.

First Floor Landing
Doors lead to:

Bedroom 1
11'5 x 11'3 approx (3.48m x 3.43m approx)
Having a double glazed wnidow to the front, a radiator, TV aerial point, 8 power points and carpeted flooring.

Bedroom 2
11'6 x 11'3 approx (3.51m x 3.43m approx)
Having a double glazed window to the rear, a radiator, built-in storage cupboard where there is hatch providing access to the loft space, 8 power points, TV aerial point and carpeted flooring.

Outside
There is on road parking at the front of the property and at the rear the garden has been designed to help keep maintenance to a minimum with there being a slabbed path extending the length of the garden and this provides access to a gate and path at the rear which leads out to the road running along the side of the properties on this part of Frederick Street, there are concrete and pebbled areas with walls and fencing to the boundaries and there is an outside tap and external light at the rear of the property.

Directions
Proceed out of Long Eaton along Waverley Street which continues into Main Street turning left into Station Road, second right into Chesterfield Avenue and right again into Frederick Street.
9635MP

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, Virgin
Broadband Speed - Standard 15mbps Superfast 68mbps Ultrafast 1800mbps
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





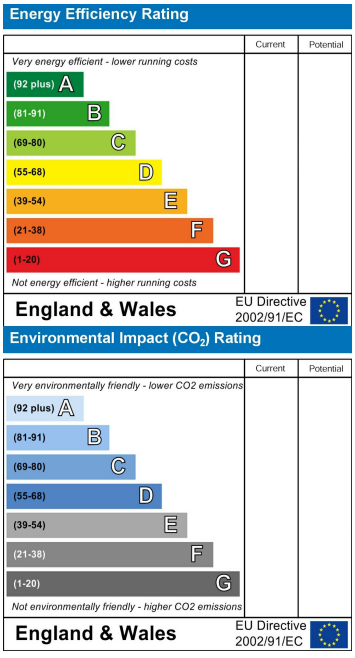












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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