



York Road,  
Long Eaton, Nottingham  
NG10 4NJ

**Price Guide £265-270,000**  
**Freehold**



A TRADITIONAL THREE BEDROOM VICTORIAN SEMI DETACHED HOME, SITUATED IN THE POPULAR LOCATION OF YORK ROAD.

This charming Victorian semi detached property offers characterful accommodation throughout and is positioned on the well regarded York Road, making it an ideal purchase for a wide range of buyers.

The accommodation comprises a side entrance leading into the hallway, which features attractive Minton flooring, setting the tone for the character found throughout the home. To the ground floor are two reception rooms, providing flexible living and dining space, along with the kitchen and a useful utility room. To the first floor, there are three well proportioned bedrooms and the family bathroom.

Externally, the property benefits from a rear garden which includes a workshop, offering excellent additional storage or space for hobbies. An internal viewing is highly recommended to fully appreciate the character, space and popular location this Victorian home has to offer.

The property is well placed for all the shopping facilities provided in the centre of Long Eaton which includes Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include 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 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.



### Entrance Hall

Entering through the wooden panelled door which has a glazed panel above, onto the original minton floor tiling, stairs with balustrade providing access to the first floor with a storage cupboard underneath, cornice to the wall and ceiling, a radiator and spot lights.

### Lounge

12' x 12' approx (3.66m x 3.66m approx)

With laminate flooring, cornice to the wall and ceiling, picture rails, a radiator, feature coal effect gas fire and surround with cast iron inset and hearth and a box UPVC double glazed bay window to the front aspect.

### Dining Room

12' x 12' approx (3.66m x 3.66m approx)

Entering in on wood flooring with an inset tile panel, a feature log burner recessed chimney breast with a tiled hearth, UPVC double glazed window to the rear, original upright shelved storage cupboard with pine doors and a radiator.

### Kitchen

10' x 6'11" approx (3.05m x 2.11m approx)

With tiled flooring, a range of wall and base units with integrated appliances such as a double bowl Belfast style sink with mixer tap, four ring hob and oven beneath and a tile splash back. A UPVC double glazed window to the side, a radiator and access into utility and the rear garden.

### Utility Room

6'11" x 6' approx (2.11m x 1.83m approx)

With tiled flooring continued from the kitchen, space and plumbing for a washing machine and tumble dryer, tile splash back on the wall and opaque UPVC double glazed window.

### First Floor Landing

With laminate flooring, balustrade continued from the stairs onto the landing, hatch to the loft space which is boarded and spot lights.

### Bedroom 1

12' x 12' approx (3.66m x 3.66m approx)

With carpeted flooring, UPVC double glazed window to the front, original feature fireplace and a radiator.

### Bedroom 2

9'10" x 8'11" approx (3.00m x 2.72m approx)

With laminate flooring, original feature fireplace, UPVC double glazed window to the rear and a radiator.

### Bedroom 3

12' x 8'11" approx (3.66m x 2.72m approx)

With laminate flooring, original feature fireplace, UPVC double glazed window to the rear and a radiator.

### Bathroom

A three piece suite including low flush WC, hand wash basin and a tiled panelled bath with mixer taps and shower over. With tiled walls and flooring, underfloor heating, a glass block panel to the external wall and spot lights.

### Outside

To the front of the property you have a small walled entrance with a path leading to the main door and a side gate leading into the rear garden.

The walled rear is a tiered garden, with the top tier with stone flooring, providing seating areas, with stone steps leading to the attractive lawned garden and providing access to the workshop/out building.

### Workshop

18' x 12'11" approx (5.49m x 3.94m approx)

Situated to the rear of the garden, wooden built, providing electricity and lighting, a versatile space that could be transformed to meet your needs.

### Directions

Proceed out of Long Eaton along Derby Road and turn left into Wellington Street and York Road can be found as a turning on the right hand side with the property on the right hand side.  
9134CO

### 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 73mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

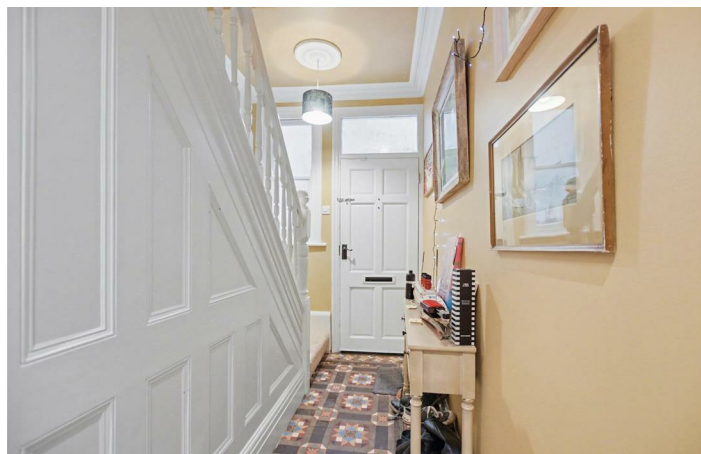
Flood Risk – None

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

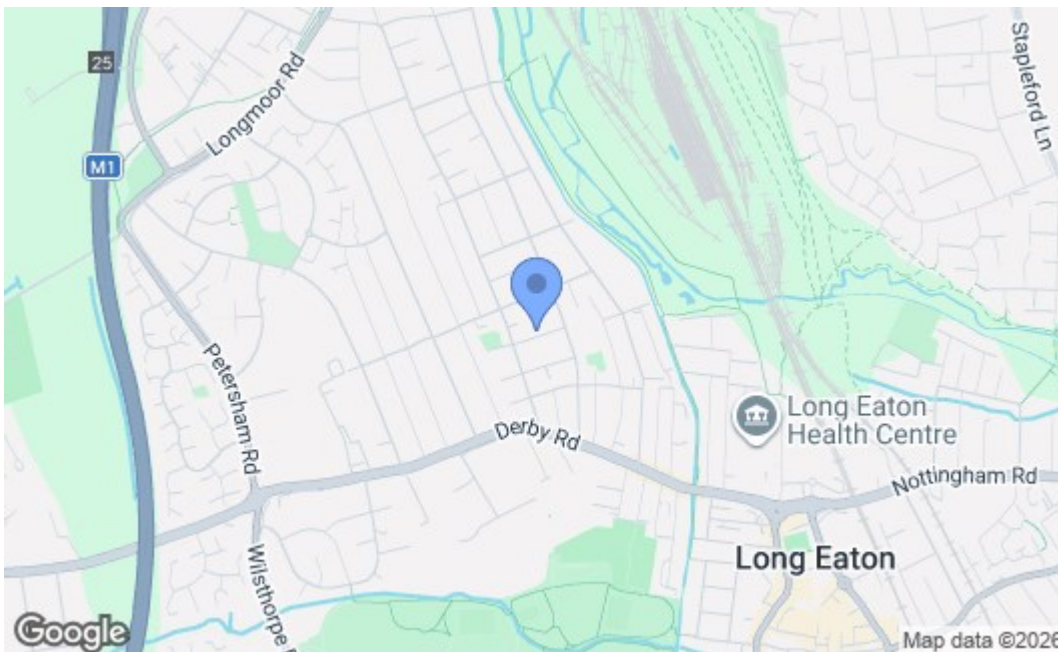
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.