

HoldenCopley

PREPARE TO BE MOVED

Walton Street, Long Eaton, Derbyshire NG10 1PB

Guide Price £170,000 - £180,000

Walton Street, Long Eaton, Derbyshire NG10 1PB

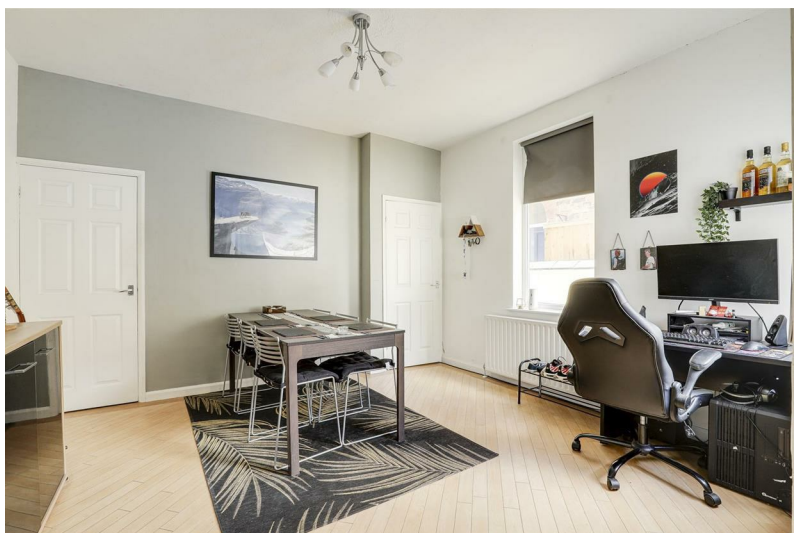


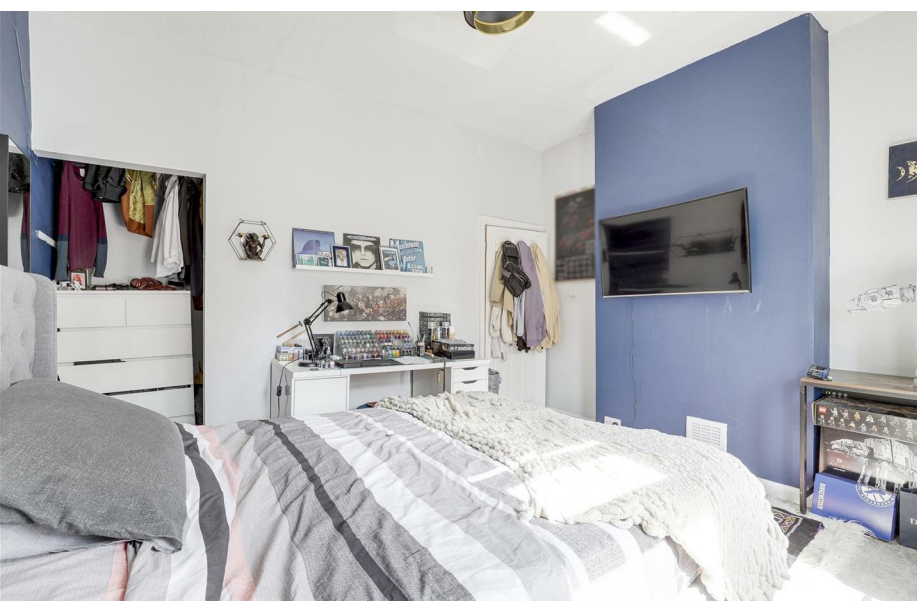
GUIDE PRICE £170,000 - £180,000

NO UPWARD CHAIN...

This well-proportioned two-bedroom semi-detached house is an ideal opportunity for a range of buyers, including first-time buyers and investors. Positioned in a popular and convenient location, the property is close to a variety of local amenities including shops, schools, and excellent transport links. The ground floor features an entrance hall leading to a bright living room, followed by a separate dining room with open-plan access to a modern kitchen, creating a sociable and functional space for everyday living. Upstairs, there are two double bedrooms and a spacious four-piece bathroom suite. Outside, the property benefits from on-street parking to the front. To the rear is a south-facing garden with a patio seating area, a lawn bordered by plants and shrubs, and a useful outhouse for storage.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Four-Piece Bathroom Suite
- On-Street Parking
- South-Facing Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall laminate wood-effect flooring, carpeted stairs, partially panelled walls and a single composite door providing access into the accommodation.

Living Room

13'2" x 11'3" (4.01m x 3.43m)

The living room has carpeted flooring, a radiator, a feature fireplace and two UPVC double-glazed windows to the front and side elevation.

Dining Room

12'2" x 13'5" (3.71m x 4.09m)

The dining room has wood-effect flooring, a radiator, an in-built storage cupboard, open access to the kitchen and two UPVC double-glazed windows to the side and rear elevations.

Kitchen

9'10" x 8'5" (3.00m x 2.57m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, partially tiled walls, wood-effect flooring, UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, partially panelled walls, access to the first floor accommodation and access to the loft.

Master Bedroom

13'2" x 12'2" (4.01m x 3.71m)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'3" x 10'0" (3.73m x 3.05m)

The second bedroom has wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

10'1" x 8'0" (3.07m x 2.44m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an electric shower fixture, an in-built cupboard, partially tiled walls, a radiator, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south-facing garden with a gravelled patio area, a lawn, plants and shrubs, an outhouse and brick-wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

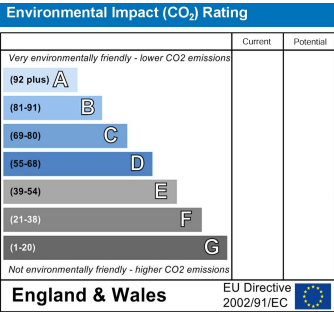
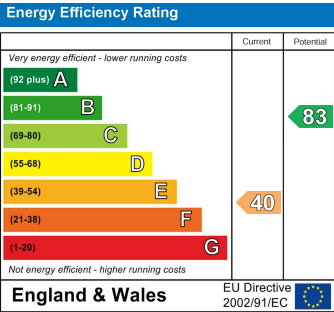
The vendor has advised the following:

Property Tenure is Freehold

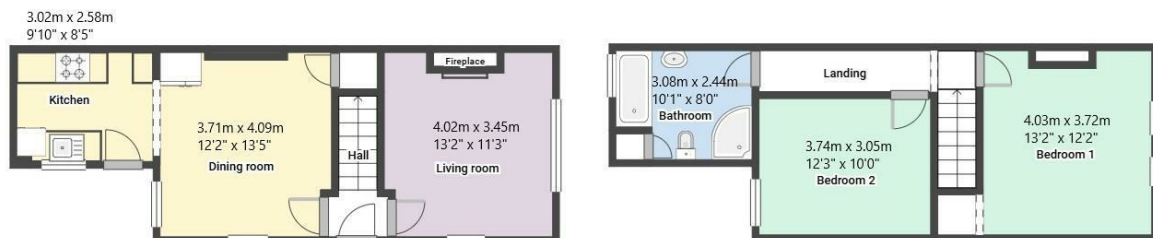
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Walton Street, Long Eaton, Derbyshire NG10 1PB



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.