

HoldenCopley

PREPARE TO BE MOVED

Walton Street, Long Eaton, Derbyshire NG10 1PB

Guide Price £170,000 - £180,000

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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.

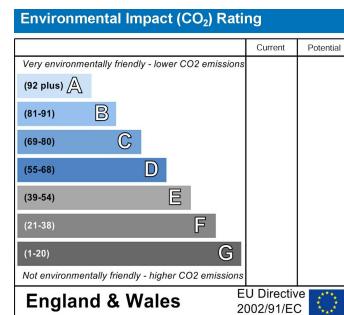
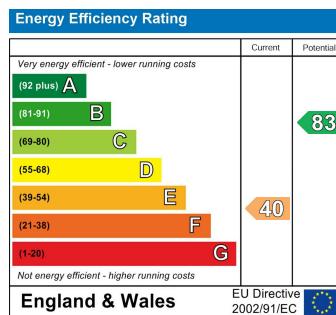
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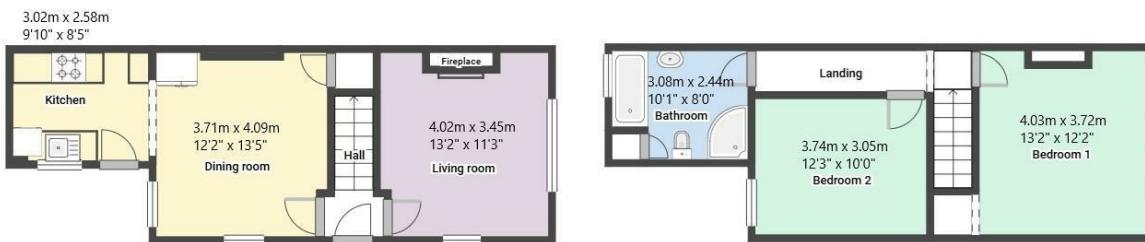
Property Tenure is Freehold

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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.
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