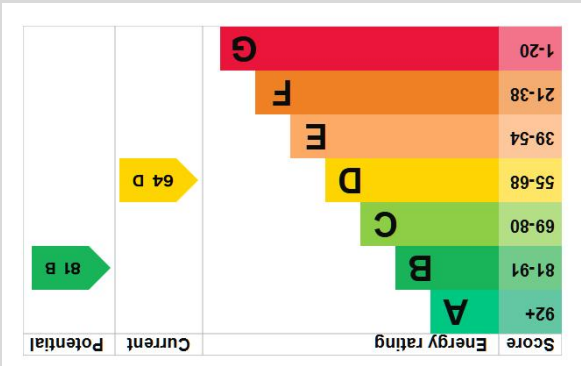




WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

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91 Wellington Street, Long Eaton, NOTTINGHAM, NG10 4NF

Asking Price Of £159,995



Three bedroom semi detached house located in Long Eaton, NOTTINGHAM
For sale with no upwards chain and vacant possession, three bedroom semi detached house ideally located close to Long Eaton town centre.

Property Description

For sale with vacant possession and no onward chain, this three-bedroom semi-detached house is ideally situated in the popular residential area of Long Eaton.

Offered to the market in average condition, the property requires some modernisation but remains perfectly liveable, providing an excellent opportunity for a buyer looking to add their own style and value.

The spacious accommodation includes two reception rooms, a downstairs bathroom, three bedrooms and a good-sized rear garden. An ideal purchase for first-time buyers, families or investors, the property offers generous living accommodation and plenty of potential to improve and personalise.

Wellington Street is ideally situated within Long Eaton, a popular and well-established town offering a wide range of local amenities, excellent transport links and everyday conveniences. The property is within easy reach of shops, supermarkets, cafés, schools and leisure facilities, while the nearby towns of Beeston, Stapleford and Nottingham provide further shopping and entertainment options. For commuters, the location is particularly convenient with easy access to the A52, M1 and surrounding road networks, providing excellent links to Nottingham, Derby and the wider East Midlands. With nearby train stations, regular transport connections and a variety of green spaces and walking routes close by, this property offers a fantastic opportunity to secure a spacious traditional home in a highly accessible location.



LIVING ROOM: 11' 11" x 12' 1" (3.64m x 3.70m) Double glazed window to the front, laminate flooring, radiator, gas fire.

DINING ROOM: 11' 11" x 12' 2" (3.64m x 3.72m) Double glazed window to the rear, laminate flooring and radiator.

KITCHEN: 8' 11" x 7' 6" (2.72m x 2.30m) Double glazed window to the side, over and under counter storage cupboards, gas hob and electric oven and extractor fan, 1½ sink with drainer and tap, tiled flooring and splashbacks, radiator.

BATHROOM: 7' 4" x 4' 11" (2.24m x 1.51m) Double glazed window to the rear, suite including a panelled bath with shower over, wash hand basin, low level WC, tiled flooring and walls, radiator.

BEDROOM ONE: 11' 11" x 12' 2" (3.64m x 3.71m) Double glazed window to the front, carpet and radiator.

BEDROOM TWO: 8' 10" x 12' 2" (2.70m x 3.73m) Double glazed window to the rear, laminate flooring and radiator.

BEDROOM THREE: 14' 3" x 7' 5" (4.36m x 2.27m) Double glazed window to the rear, laminate flooring and radiator.

OUTSIDE: To the front of the property is a small paved and pebbled area with access leading down the side of the property to the rear. The rear garden is primarily lawn with small, slabbed area and outbuildings.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents

