

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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84 Wellington Street, Long Eaton, NOTTINGHAM, NG10 4NG

Asking Price Of £265,000



Three bedroom semi detached House located in Long Eaton, NOTTINGHAM
For sale a three bedroom semi detached house with benefits of loft room, new roof, re-wired, spacious rooms and potential to add further value.

Property Description

Step inside this wonderful three-bedroom semi-detached home and discover a property full of character, charm and exciting potential.

Beautiful period features are found throughout, including impressive high ceilings and original Victorian flooring, creating a real sense of elegance and history. The property offers spacious, well-proportioned rooms, complemented by a modern kitchen, a generous private enclosed rear garden and the added benefit of a versatile loft room.

Significant works have already been carried out, including a new roof and full rewire. Whilst some areas of the property remain incomplete, this presents an excellent opportunity for the next owner to add their own style, finish and personality.

Offering generous accommodation, attractive period features and plenty of scope to further improve, this home would make an ideal purchase for a wide range of buyers. An internal viewing is highly recommended to fully appreciate the space, character and potential this wonderful home has to offer.

The property is within easy of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores and many other retail outlets, there are schools within easy reach of the property, healthcare and sports facilities including the West Park Leisure Centre and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



HALL: 6' 3" x 13' 5" (1.92m x 4.10m) Double glazed uPVC window to the side, entrance door, under stairs WC, radiator, exposed wooden floorboards, part decorated walls, stairs to first floor.

LIVING ROOM: 13' 5" x 11' 11" (4.11m x 3.64m) Double glazed uPVC window to the rear, exposed original floor boards, radiator, fire surround.

DINING ROOM: 13' 5" x 11' 11" (4.11m x 3.65m) Double glazed uPVC window to the front, exposed original floorboards and radiator.

KITCHEN: 7' 10" x 14' 8" (2.40m x 4.49m) Double glazed uPVC window to the side, Under and over counter storage units, integrated fridge/freezer, second fridge, plumbing for washing machine and tumble dryer, gas hob and electric extractor fan, ceramic sink and tap, tiled flooring, double oven and underfloor heating.

BEDROOM ONE: 11' 11" x 13' 5" (3.65m x 4.10m) Double glazed uPVC window to the front, original wooden floorboards, partly decorated.

EN-SUITE: 7' 8" x 6' 5" (2.35m x 1.98m) Works have been undertaken in this area however, they remain un-completed.

BEDROOM TWO: 13' 7" x 8' 0" (4.15m x 2.44m) Double glazed uPVC window to the rear, carpet and radiator.

BEDROOM THREE: 9' 4" x 5' 7" (2.87m x 1.72m) Double glazed uPVC window to the rear, carpet and radiator.

BATHROOM: 5' 11" x 8' 6" (1.82m x 2.60m) Fitted suite comprises of panelled bath with shower over, low flush WC, wash hand basin, vinyl flooring, tiled walls.

LOFT ROOM: 11' 3" x 13' 0" (3.43m x 3.97m) Double glazed uPVC window, carpet.

OUTSIDE: To the front of the property is a small, paved area and a pathway to the side of the property to access the main door and the rear garden. The large private enclosed garden is mainly made up of lawn and a few shrubs, paved seating area and outbuilding.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

