



Manchester Street,
Long Eaton, Nottingham
NG10 1DE

£259,500 Freehold



THIS IS A TWO DOUBLE BEDROOM DETACHED BUNGALOW WHICH COULD EASILY BE ALTERED INTO A THREE BEDROOM PROPERTY WHICH IS READY FOR A NEW OWNER TO MOVE INTO AND IN TIME STAMP THEIR OWN MARK.

Being located on Manchester Street, this two double bedroom detached bungalow provides a lovely home which is ready for immediate occupation. As people will see when they view the property, it offers spacious accommodation which does provide the opportunity for a new owner to stamp their own mark and to turn the property into a three bedroom bungalow, if this was something they preferred. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton town centre and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through an open porch off the car port, the accommodation includes the hallway which has double opening Georgian glazed doors leading into the L shaped lounge, with this large reception room having a separate dining area, the breakfast kitchen is well fitted with wall and base units and includes integrated cooking appliances, the two bedrooms area positioned to the rear of the bungalow and the shower room includes a bath and a separate walk-in corner shower. Outside there is a car port to the left hand side of the bungalow which leads to the brick detached garage, an easily managed paved and planted garden to the front and at the rear there is a private garden which is lawned with borders to the sides with there being a shed positioned behind the garage and fencing to the boundaries.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal to Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the 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.



Porch

Open porch with quarry tiled floor and an outside light leading to an opaque glazed front door with matching side panel to:

Reception Hall

Spacious hall with a radiator having a shelf over, cornice to the wall and ceiling, double opening Georgian glazed doors leading into the lounge and panelled doors to the kitchen, bathroom and bedrooms.

Lounge/Dining Room

15'10 to 7'9 x 22'2 to 11'8 approx (4.83m to 2.36m x 6.76m to 3.56m approx)

Two double glazed windows with fitted blinds to the front, feature stone fireplace with plinths to either side and a quarry tiled hearth, three radiators, two wall lights, cornice to the wall and ceiling and a serving hatch with sliding glazed doors into the breakfast kitchen from the dining area.

Breakfast Kitchen

12'3 x 9'8 approx (3.73m x 2.95m approx)

The kitchen is fitted with cream Shaker style units having brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap and a four ring gas hob set in an L shaped work surface with cupboards, drawers, oven and space for an automatic washing machine below, work surface which extends to a breakfast bar by the serving hatch and has spaces for both a fridge and freezer and cupboards beneath, matching eye level wall cupboards with lighting under, a glazed shelved display cabinet and a hood to the cooking area, double glazed window to the side, full height double glazed door leading out to the side of the property, walls tiled to the work surface areas and tiled flooring, cornice to the wall and ceiling and a radiator.

Bedroom 1

17'5 x 9'10 approx (5.31m x 3.00m approx)

We believe this bedroom could be divided into two rooms if this was preferred by a new owner, with there being double glazed windows to the rear and side, two radiators, two wall lights by the bed position, cornice to the wall and ceiling and double built-in wardrobes with cupboards over.

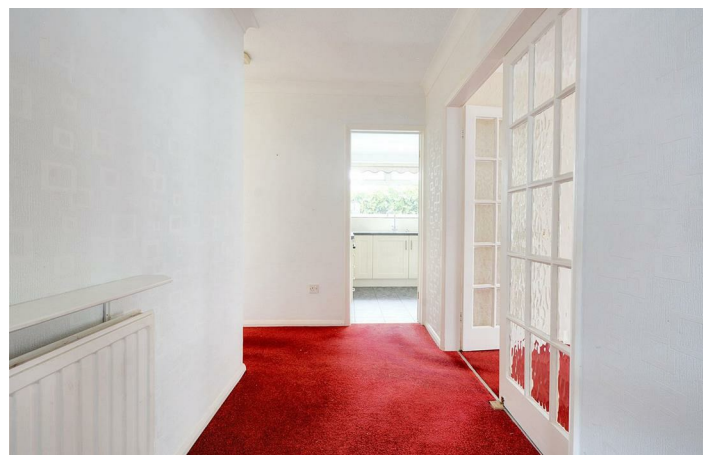
Bedroom 2

8'9 x 8'3 approx (2.67m x 2.51m approx)

Double glazed window to the rear, double built-in wardrobe with cupboards over, radiator and a TV aerial point.

Bathroom

The bathroom has tiled walls and includes a panelled bath with hand rails, corner shower with a mains flow shower system, tiling to two walls and a glazed pivot door with protective screens, low flush w.c. and a hand basin set in a surface with cupboards, drawers and shelves beneath, radiator with a towel rail, glazed shelf and a circular mirror to the wall above and two double glazed windows with fitted blinds to the side.



Outside

At the front of the property there is a paved area with various planted beds, a wall to the front boundary with double gates to the drive and a pedestrian gate leading to the path which runs down the right hand side of the bungalow, there is fencing to both the side boundaries and the drive runs down the left hand side of the bungalow to the car port and garage. There is an outside tap at the right hand side of the bungalow.

At the rear there is a block paved path running across the back of the bungalow and behind the garage where there is a wooden shed, there is a lawn with borders to the sides and fencing to the boundaries.

Garage

16'8 x 9'3 approx (5.08m x 2.82m approx)

Brick built garage with an up and over door to the front, door to the rear, window to the side and power and lighting is provided.

Car Port

20' x 10' approx (6.10m x 3.05m approx)

To the left hand side of the property there is a car port which provides access to the garage and the main entrance door to the property is positioned to the right with there being outside lighting on the wall at the side of the bungalow.

Directions

Proceed out of Long Eaton along Tamworth Road with the canal on the right hand side. Turn left at the public house into Nelson Street where Manchester Street is found as a turning on the right hand side.

7974AMMP

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 54mbps Ultrafast 1000mbps

Phone Signal – 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

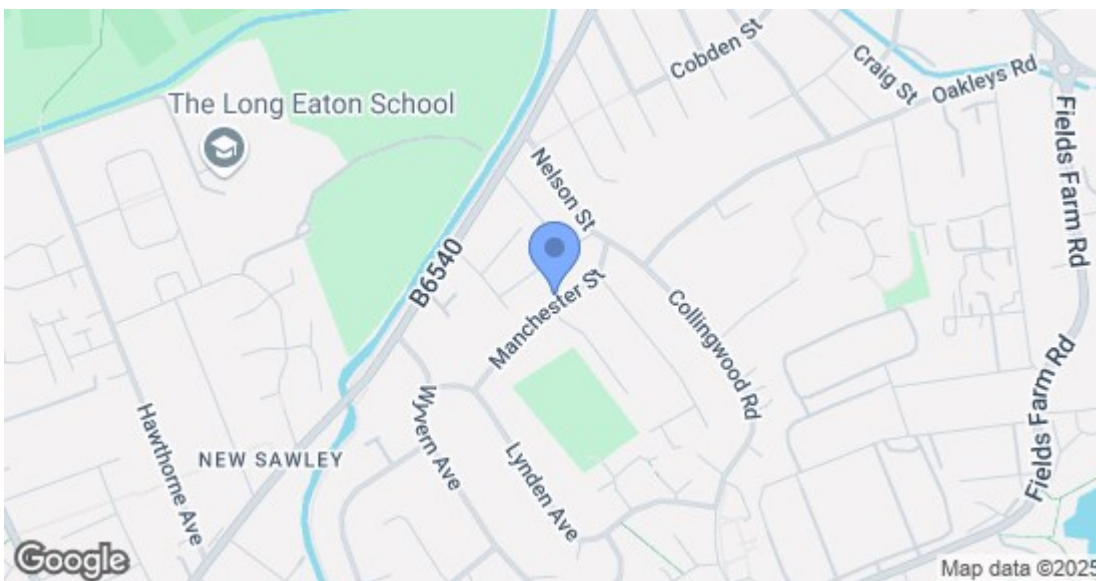
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.