



Walton Street,
Long Eaton, Nottingham
NG10 1PA

Price Guide £240-250,000
Freehold

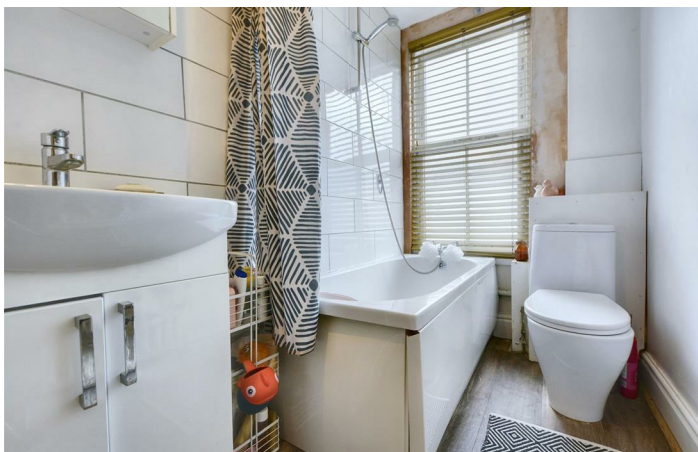


A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to offer to the market this traditional Victorian style semi detached property located on Walton Street. This beautiful property is ideal for anyone looking for a home with character yet offers a modern element throughout. The property has benefits from double glazed sash windows in addition to a stunning kitchen with integrated appliances which then opens up to the dining area that has patio doors leading to the rear garden and leads to the beautiful downstairs shower room. The property still retains many original features such as the original pine wooden doors and original fireplace in the living room and the feature fireplaces set within the two larger bedrooms and for the extent of the accommodation that is included to be appreciated, we strongly recommend that all interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property has benefited from significant improvements and slight reconfiguration which is sure to impress any potential new owner. Internal accommodation briefly comprises on a hallway providing access to the lounge with double glazed sash windows and open fire. Also accessed off the hall is the stairs leading to the first floor and a stunning fitted kitchen with integrated appliances, breakfast bar and an opening to the dining room which provides patio doors to the rear garden and sliding wooden door to the beautiful walk-in shower room. To the first floor, there are three bedrooms with the master bedroom boasting both fitted wardrobes and a feature fireplace. There is also a feature fireplace within the second bedroom and a large landing and the bathroom complete the first floor accommodation.

The property is only a few minutes walk away from the Asda superstore and centre of Long Eaton where there is also a Asda, Tesco, Aldi and Lidl stores along with many other retail outlets as well as the Clifford Gym, pubs and various restaurants, there are excellent schools within easy reach, healthcare and sports facilities are again only a few minutes away and the transport links including J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, tiled flooring, coving to the ceiling, stairs to the first floor and doors to:

Lounge

12'7 x 12'1 approx (3.84m x 3.68m approx)

Double glazed sash window to the front, fitted shutters, open fireplace with surround.

Kitchen

12'4 x 11'10 approx (3.76m x 3.61m approx)

Double glazed sash window to the rear, matching wall and base units with work surfaces over, inset sink and drainer, integrated fridge/freezer, integrated dishwasher, space for a Range cooker, breakfast bar, wooden flooring, inset ceiling speakers, spotlights to the ceiling, cast iron radiator and open to:

Dining Room

8'3 x 9'5 approx (2.51m x 2.87m approx)

Double glaze patio doors to the rear, wooden flooring, panelled wall, understairs storage cupboard and a sliding door to:

Shower Room

Fully tiled walls, walk-in shower, chrome heated towel rail, low flush w.c. and wash hand basin.

First Floor Landing

Loft access hatch with pull down ladder and doors to:

Bedroom 1

12'3 x 8'9 to wardrobes approx (3.73m x 2.67m to wardrobes approx)

Double glazed sash window to the front, feature fireplace, built-in storage and radiator.

Bedroom 2

11'11 x 9'11 max approx (3.63m x 3.02m max approx)

Double glazed sash window to the rear, radiator, wooden flooring and feature fireplace.

Bedroom 3

8'5 x 8'8 approx (2.57m x 2.64m approx)

Double glazed window to the rear, radiator and built-in storage.

Bathroom

Double glazed window to the front, panelled bath, low flush w.c., vanity wash hand basin and a radiator.

Outside

There is a patio to the rear, outhouse providing storage, lawned garden enclosed by walls.

Directions

Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street. Follow the road down and turn left into Dale Avenue and left again into Walton Street.

8172AMCO

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Bt, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 60mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

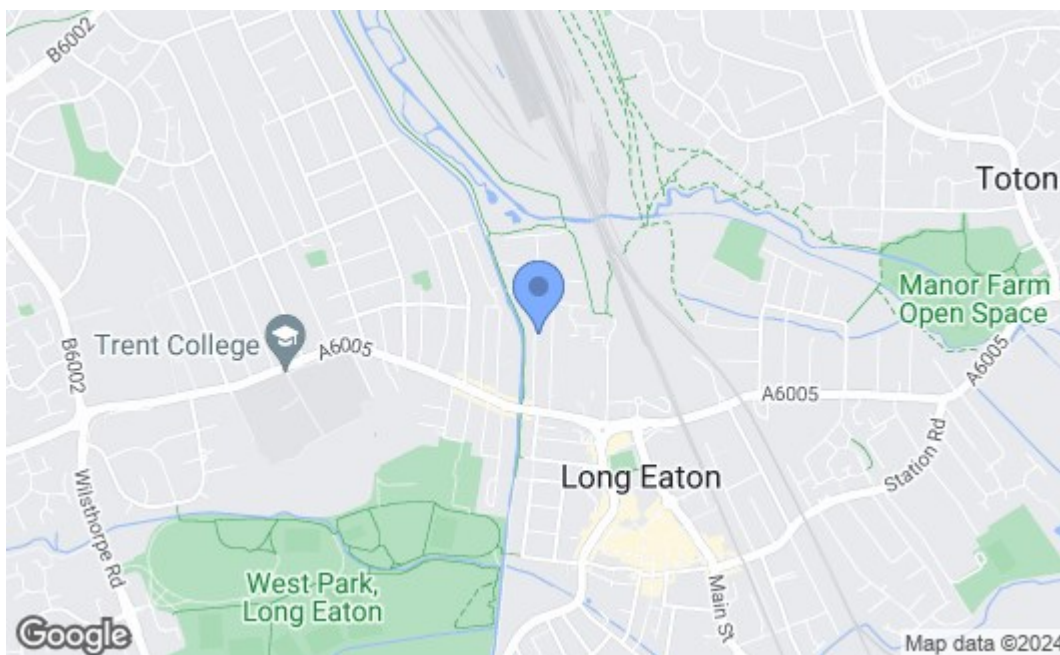
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			78
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.