



Manchester Street,  
Long Eaton, Nottingham  
NG10 1DE

**£249,995 Freehold**





A BEAUTIFUL TWO DOUBLE BEDROOM COTTAGE STYLE PROPERTY WHICH IS WELL APPOINTED THROUGHOUT AND STILL RETAINS THE CHARM AND CHARACTER OF THE ORIGINAL PROPERTY.

Being located on Manchester Street, this Victorian semi detached cottage offers a lovely home which has been highly appointed and finished to a high standard by the current owner. For the size and features of the property to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and is ready to move into without a new owner having to carry out any works whatsoever and we are sure it will appeal to a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a character home which is well positioned for easy access to all the amenities and facilities provided by the area.

The property has Southerly facing garden being at the front of the building and is entered through an original wood panelled front door to the open plan living accommodation which derives all the benefits of gas central heating and double glazing. The reception hallway leads to the open plan sitting room which has a log burning stove set in a feature brick chimney breast, there is a lounge at the front of the cottage which has a feature fireplace and windows to the front and side, the dining kitchen is fitted with wooden work surfaces and base units and from a rear hall there is a door leading out to the private patio garden area at the rear of the cottage. To the first floor the landing leads to the two double bedrooms and the bathroom which has a shower over the roll top bath. Outside there is off road parking with gates leading out to the road, the gardens have been landscaped to help keep maintenance to a minimum and have various pathways, pebbled areas and a further slabbed area at the back of the cottage with the gardens providing several places to sit and enjoy outside living.

The property is only a short distance away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within easy reach of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





An original wood panelled front door with a glazed panel above leading to:

#### Hallway

The hallway opens to one of the two sitting room areas from which the stairs lead to the first floor.

#### Lounge/Sitting Room

12'9 x 11'1 approx (3.89m x 3.38m approx)

Double glazed Georgian style windows to the front and side, gas coal effect fire set in a feature Adam style surround with a tiled inset and hearth, feature cast iron radiator, two wall lights and the gas and electric meters are housed in a fitted unit which has a shelf over.

#### Sitting Room

14'7 x 12'8 approx (4.45m x 3.86m approx)

Double glazed Georgian style window to the side, feature cast iron radiator, log burning stove set in a brick chimney breast with exposed brickwork to the walls to either side and a tiled hearth, stairs with cupboard under leading to the first floor, beams to the ceiling and an oak sliding door leading into the dining kitchen.

#### Dining Kitchen

14'6 x 12'4 approx (4.42m x 3.76m approx)

The kitchen is fitted with hand painted units and wooden work surfaces and includes a Belfast sink with a mixer tap set in an L shaped wooden work surface with spaces for an automatic washing machine and fridge or dishwasher, cupboards and drawers below, space for a cooking Range set in a brick chimney breast with a wooden mantle over, Baxi wall mounted boiler, exposed brickwork to certain walls, radiator, quarry tiled flooring which leads through into the rear hall, space for an upright fridge/freezer, double glazed Georgian style windows to the side and rear, beams to the ceiling and recessed lighting to the ceiling.

#### Rear Hall

The rear hall has a stable style door leading out into a private garden area and the quarry tiled flooring extends from the kitchen into the hall.

#### First Floor Landing

There are pine doors from the landing leading to the two bedrooms and bathroom and there is a double built-in storage cupboard on the landing.

#### Bedroom 1

12'9 x 11'3 approx (3.89m x 3.43m approx)

Double glazed Georgian style windows to the front and side, feature original style cast iron fireplace, built-in storage cupboard and a radiator.

#### Bedroom 2

11'4 x 8'6 approx (3.45m x 2.59m approx)

Double glazed Georgian windows to the side and rear, radiator and pine flooring.

#### Bathroom

The bathroom has a roll top bath with a mixer tap and shower over, low flush w.c., pedestal wash hand basin with a chrome towel rail, opaque double glazed Georgian style window, feature radiator with a chrome towel rail, half tiled walls and recessed lighting to the ceiling.

#### Outside

The gardens are positioned to the side of the property and they are Southerly facing with double gates leading to a block paved off the road parking area and there is a personal entrance from the pavement into the garden where there are various pathways and pebbled areas which provide several places to sit and enjoy outside living.

There is a path from the main garden to the rear where there is a slabbed patio area which is kept private by having a wall and fencing to the boundaries. There is outside lighting around the property and an external water supply provided.

#### 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.

8344AMMP

#### 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 15mbps Superfast 54mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

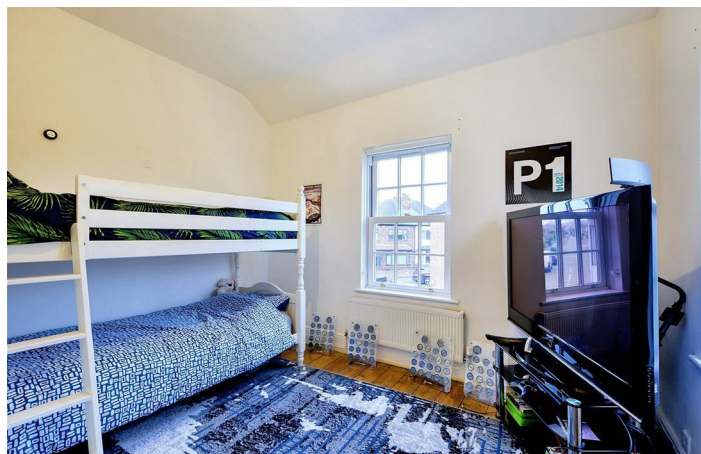
Flood Risk – No, surface water very low

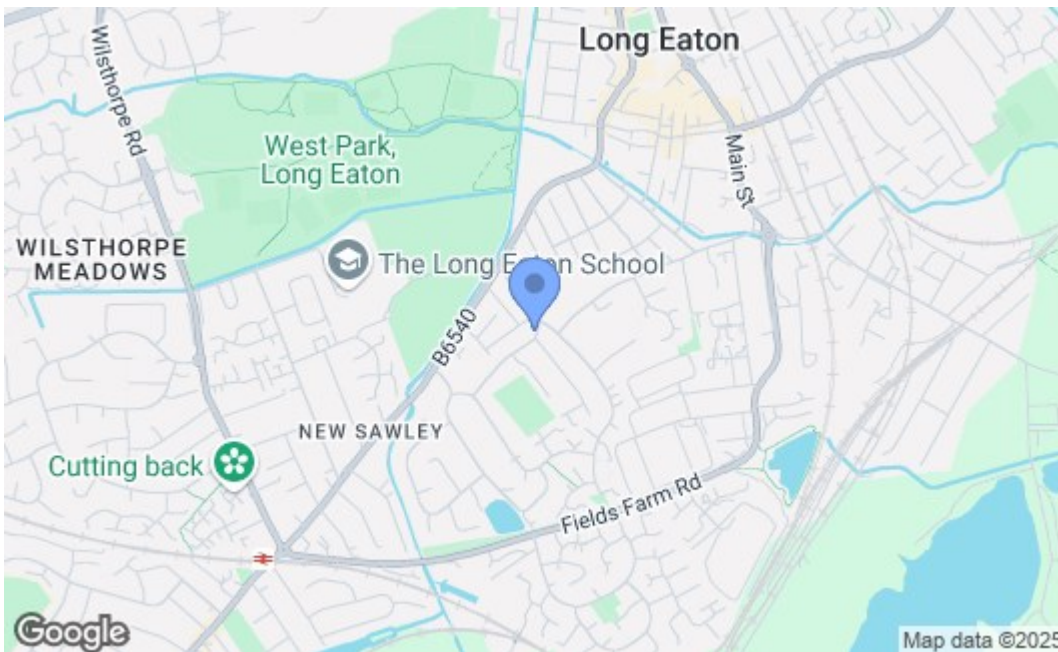
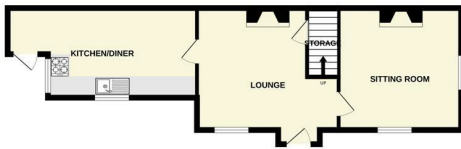
Flood Defenses – No

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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.